



Colorado West Mental Health Center

740 Gunnison Avenue • Grand Junction, CO 81501 • (303) 245-3270

December 20, 1995

William H. Nebeker, Senior Planner
Community Development Dept.
City of Grand Junction
250 N. 5th St.
Grand Junction, CO 81501

Dear Mr. Nebeker:

I met with you recently regarding a property which Colorado West proposed purchasing for the purpose of establishing a Personal Care Boarding Home. The property mentioned is located at 1011 Bunting, Grand Junction, CO, and has since been purchased by this agency. At the time of the meeting with you, you advised me that you would need certain information as outlined in the document that you presented to me. I will follow your format in providing the desired information.

The type of license applied for in this situation is Personal Care Boarding Home which is provided by the Colorado Department of Health.

The proposed number of residents at this facility is 10. Staff will number no more than four at any given time. Individuals receiving care at this facility will be the mentally ill. The care given to these individuals is generally identified as personal services.

A copy of Chapter VII on Residential Care Core Facility Regulations which are provided by Section XXIV - 1 - 107 CRS to describe the type of facility is enclosed.

Additional information is as follows:

Our proposed Personal Board and Care Home will be operated and maintained for no more than 10 individuals who function with chronic mental illness. These individuals are not related to one another nor do they require 24 medical or continuous nursing care. Because of the current mental disability, these adults are unable to live independently and require a protective home environment, personal services, helpful activities of daily living and social care commensurate with each individual's needs.

Colorado West provides personal services on a 24 hour basis for each of the proposed residents in this facility. Personal services include an environment which is sanitary and safe from physical harm, individualized social supervision, assistance with transportation and assistance with activities of daily living. In the context of assisting with activities of daily living, the staff will assist residents or provide reminders for the following: bathing, shaving, dental hygiene, caring for hair, dressing and eating. Staff will also assist residents in preparing meals, washing their laundry, cleaning of all common areas, bedrooms and bathrooms, managing money, making telephone calls, arranging appointments and schedules, shopping and recreational leisure activities.

The 24 hour staff will also provide protective oversight for each resident as required by the needs of the resident or as reasonably requested by the resident to include the following: being aware of the resident's general whereabouts; monitoring activities of the resident on the premises to insure the health, safety and well being of the resident including the monitoring of prescribed medications; reminding the residents to carry on the activities of daily living; and reminding the resident of any important activities, including appointments. The residents may travel independently within the community at their will and there will be no attempt to restrain or prevent a resident from coming or going as each desires. All residents will choose to live at the facility on a voluntary basis.

The clients who will live at the proposed facility will receive personal services which include the activities mentioned above. In the process of assisting residents with personal hygiene, meals and laundry, etc. staff will attempt to help them function at their highest level of independence. They will be taught and reminded of the skills that they need to implement. However, this is not to be viewed as counseling or treatment of the symptoms of mental illness. The treatment for symptoms of mental illness is accomplished primarily through the use of medication and if counseling is needed, residents may choose to receive this service at our 740 Gunnison office.

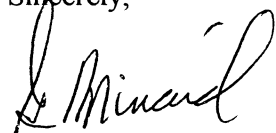
Medical and nursing care will not be provided at the site proposed. Our 24 hour staff will be qualified to administer medication according to the procedure outlined in Chapter XXIV of the Medication and Administration regulations. A psychiatrist will visit residents of the facility for one to two hours on a biweekly basis in order to evaluate the effectiveness of their medication in the context of their natural environment. This insures that our 24 hour staff receive appropriate instructions to dispense medication. In addition, a psychiatric nurse may visit the facility on occasion to insure that clients are not exhibiting unnecessary or uncomfortable side effects from the medication that they are receiving.

In conclusion, please be advised that Colorado West Mental Health Center is extremely conscientious about operating within the guidelines of the State Regulations for Personal Care Boarding Homes. The Department of Health has been pleased with our high degree of compliance to regulations in our other facilities.

I hope that this information is helpful in accomplishing our request and I look forward to a meeting with you to obtain an approval letter from you to meet the requirements of the real estate contract as soon as possible.

Thank you for your consideration.

Sincerely,



Gilbert Minard, LCSW
Assistant Executive Director

Enclosures: Chapter VII, Residential Care Core Regulations

December 22, 1995

Gilbert Minard, LCSW
Colorado West Mental Health Center
740 Gunnison Avenue
Grand Junction, CO 81501

Re: Personal Care Boarding Home at 1011 Bunting

Dear Mr. Minard:

Your request for zoning approval of a Residential Care Facility in an RSF-5 zone at 1011 Bunting Avenue is approved with the following conditions:

1. The facility must be licensed by the State of Colorado as a Personal Care Boarding Home.
2. The facility must meet all safety standards and be approved by the City Fire Marshal and County Building Department.
3. Sanitary facilities within the home must be approved by the County Health Department and State Health Department (if required).

If you have any questions please call me at 244-1447.

Sincerely,

Bill Nebeker
Senior Planner



January 24, 1996

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

Gilbert Minard, LCSW
Colorado West Mental Health Center
740 Gunnison Avenue
Grand Junction, CO 81501

Re: Personal Care Boarding Home (Group Home) at 1011 Bunting

Dear Mr. Minard:

This letter confirms that the property located at 1011 Bunting Avenue is zoned RSF-5. This zoning allows group homes for the exclusive use of persons with mental illness. The maximum capacity of such group homes per state statute is eight (8) persons.

A Personal Care Boarding Home is allowed at this address with the following conditions:

1. The facility must be licensed by the State of Colorado as a Personal Care Boarding Home.
2. The facility must meet all safety standards and be approved by the City Fire Marshal and County Building Department.
3. Sanitary facilities within the home must be approved by the County Health Department and State Health Department (if required).
4. Approval is granted for this location under the ownership of Colorado West Mental Health Center.
5. The Personal Care Boarding Home shall comply with 31-23-303 (B) (II) (b.5) C.R.S.

A planning clearance is required prior to occupancy and/or issuance of any building permit for the property. Please contact Bill Nebeker at 244-1447 for details regarding the planning clearance or if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Timm", is written over a horizontal line.

Larry Timm, AICP
Director of Community Development

SUBMITTAL CHECKLIST

MINOR SUBDIVISION

Location: _____

Project Name: _____

ITEMS		DISTRIBUTION																																
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Building Department	County Surveyor	Walker Field	School Dist. #51	Irrigation District - Palisade	Drainage District - GIDD	Water District - UTE	Sewer District - CGV	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geologic Survey	U.S. Postal Service	Persigo WWTF	TCI Cable	TOTAL REQ'D.				
● Application Fee <u>5</u>	VII-1	1																																
● Submittal Checklist* <u>LD</u>	VII-3	1																																
● Review Agency Cover Sheet* <u>LD</u>	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
● Application Form* <u>5</u>	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
● Reduction of Assessor's Map* <u>LD</u>	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
● Evidence of Title <u>LD</u>	VII-2	1			1			1																										
○ Appraisal of Raw Land	VII-1	1			1	1																												
● Names and Addresses* <u>LD</u>	VII-2	1																																
● Legal Description* <u>LD</u>	VII-2	1			1																													
○ Deeds	VII-1	1			1			1																										
○ Easements	VII-2	1	1	1	1			1													1	1	1											
○ Avigation Easement	VII-1	1			1			1						1																				
○ ROW	VII-3	1	1	1	1			1													1	1	1											
○ Covenants, Conditions & Restrictions	VII-1	1	1					1																										
○ Common Space Agreements	VII-1	1	1					1																										
● County Treasurer's Tax Cert. <u>LD</u>	VII-1	1																																
○ Improvements Agreement/Guarantee*	VII-2	1	1	1				1																										
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1																															
● General Project Report <u>LD</u>	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Location Map <u>LD</u>	IX-21	1																																
● Composite Plan <u>LD</u>	IX-10	1	2	1	1																													
○ 11"x17" Reduction Composite Plan	IX-10	1			1	1	1	8	1	1	1	1					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Final Plat <u>LD</u>	IX-15	1	2	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
○ 11"x17" Reduction of Final Plat	IX-15	1						8	1	1	1				1	1	1	1	1	1	1	1	1				1	1						
○ Cover Sheet	IX-11	1	2																															
○ Grading & Stormwater Mgmt Plan	IX-17	1	2														1								1	1								
○ Storm Drainage Plan and Profile	IX-30	1	2														1			1	1	1												
○ Water and Sewer Plan and Profile	IX-34	1	2	1													1	1	1	1	1	1						1	1					
○ Roadway Plan and Profile	IX-28	1	2														1																	
○ Road Cross-sections	IX-27	1	2																															
○ Detail Sheet	IX-12	1	2																															
○ Landscape Plan	IX-20	2	1	1																														
○ Geotechnical Report	X-8	1	1									1															1							
○ Phase I & II Environmental Report	X-10,11	1	1																															
● Final Drainage Report - Prelim <u>LD</u>	X-5,6	1	2														1																	
○ Stormwater Management Plan	X-14	1	2														1								1									
○ Sewer System Design Report	X-13	1	2	1																1														
○ Water System Design Report	X-16	1	2	1																1														
○ Traffic Impact Study	X-15	1	2																						1									
● Site Plan <u>CWP</u>	IX-29	1	2	1	1		1	8																										

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

SUBMITTAL CHECKLIST

SAFEWAY

MINOR SUBDIVISION

Location: _____

Project Name: _____

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● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
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PRE-APPLICATION CONFERENCE

Date: 2-22-96

Conference Attendance: M. Stroup; M. Drollinger

Proposal: Safeway Minor Subdivision

Location: SE CORNER 29 Rd & FRd

Tax Parcel Number:

Review Fee: \$400 + \$15/acre + \$75 PN Fee

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? Yes

Adjacent road improvements required? Yes

Area identified as a need in the Master Plan of Parks and Recreation? NO

Parks and Open Space fees required? Estimated Amount:

Recording fees required? Yes Estimated Amount:

Half street improvement fees/TCP required? Yes; as per eng. & traffic study Estimated Amount:

Revocable Permit required? No

State Highway Access Permit required? No

On-site detention/retention or Drainage fee required? As per eng.

Applicable Plans, Policies and Guidelines: Zoned Code

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

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

Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X Signature(s) of Petitioner(s)

X Signature(s) of Representative(s)

MS-96-53

~~2943-082-00-011
WALTER K WAYMEYER
C/O 23RD N JCT INVESTMENT LTD
5430 SAWMILL RD SPC 18
PARADISE, CA 95969-5969~~

2943-082-00-012
STANFORD R DERE
J A
588 1/2 29 RD
GRAND JUNCTION, CO 81501-8961

2943-082-00-017
TERESA L ANDERSON
2910 E 7/8 RD
GRAND JUNCTION, CO 81504-8617

2943-082-00-018
COLLEEN J JUAREZ
ROBERT J
2916 E 7/8 RD
GRAND JUNCTION, CO 81504-8617

~~2943-082-00-039
WALTER K WAYMEYER
C/O 23RD N JCT INVESTMENT LTD
5430 SAWMILL RD SPC 18
PARADISE, CA 95969-5969~~

2943-082-00-043
EARL D ISOM
VERLA M
2917 F RD
GRAND JUNCTION, CO 81504-5440

2943-082-00-052
BRUCE S PRICE
HELEN M
2248 MOHAWK ST
LAS VEGAS, NV 89102-3312

~~2943-082-00-053
BRUCE S PRICE
HELEN M
2248 MOHAWK ST
LAS VEGAS, NV 89102-3312~~

~~2943-082-00-054
TERESA L ANDERSON
2908 E 7/8 RD
GRAND JUNCTION, CO 81504-8617~~

2943-053-00-001
DONALD E KLITZKE
JEANNE L
2910 1/2 F RD
GRAND JUNCTION, CO 81504-5441

2943-053-00-011
LISA A ONDO
2910 F RD
GRAND JUNCTION, CO 81504-5441

2943-053-00-117
CATHERINE R LEHMAN
2912 F RD
GRAND JUNCTION, CO 81504-5441

2943-071-00-045
THOMAS R SCHULTZ
SHARON J
589 29 RD
GRAND JUNCTION, CO 81501-8958

2943-071-00-058
WILLIAM W GRAFF
BARBARA C
581 29 RD
GRAND JUNCTION, CO 81501-8958

2943-071-00-961
CHURCH OF CHRIST OF GRAND
JUNCTION
2893 PATTERSON RD
GRAND JUNCTION, CO 81506-6069

2943-082-00-013
JOANN E DERE
STANFORD R & JEAN A DERE
588 29 RD
GRAND JUNCTION, CO 81501-8961

2943-053-00-116
L A CANNADY ROBINSON
657 ROUNDHILL DR
GRAND JUNCTION, CO 81506-1440

2943-053-24-027
DENNIS L HALL
DEBORAH J
603 PARTEE DR
GRAND JUNCTION, CO 81504-5243

2943-053-24-029
THOMAS ZAMBRANO
2918 F RD
GRAND JUNCTION, CO 81504-4854

2943-053-24-030
JULIE ARMENDAREZ
117 E ALCOVE
GRAND JUNCTION, CO 81503

2943-064-13-008
HAROLD A SCHREINER
ELEANOR K
2734 INDIAN WASH CIR
GRAND JUNCTION, CO 81506-4807

2943-064-13-009
HAROLD J MOTZ
EVELYN C
2732 INDIAN WASH CIR
GRAND JUNCTION, CO 81506-4807

2943-064-13-010
WAYNE D CALLAHAN
PATRICIA A
2722 INDIAN WASH CIR
GRAND JUNCTION, CO 81506-4807

2943-064-13-011
MERLIN F SMITH
MARGARET A
2724 INDIAN WASH CIR
GRAND JUNCTION, CO 81506-4807

2943-064-13-013
NORMA I MICHAUD
2712 INDIAN WASH CIR
GRAND JUNCTION, CO 81506-4807

2943-064-13-014
ROSITA E GOMEZ
2714 INDIAN WSDH CR
GRAND JUNCTION, CO 81506

2943-064-13-015
DAVID W THOMAS
DORIS P
2702 INDIAN WASH CIR
GRAND JUNCTION, CO 81506-4807

2943-064-13-016
MYRON JACK OLIVER
BERYL A OLIVER
2704 INDIAN WASH CIR
GRAND JUNCTION, CO 81506-4807

2943-053-53-001
LIPSON III PROPERTIES
296 W MORRISON CT
GRAND JUNCTION, CO 81503-2500

~~2943-053-53-002
LIPSON III PROPERTIES
296 W MORRISON CT
GRAND JUNCTION, CO 81503-2500~~

2943-053-53-008

JOSE MODESTO GALVAN
524 30 RD
GRAND JUNCTION, CO 81504-4437

2943-053-53-003

GAURMER REALTY, INC
2906 F RD
GRAND JUNCTION, CO 81504-5441

2943-053-53-007

MOUNTAINSIDE SQUARE INC
PO BOX 934
CLIFTON, CO 81520-0934

2943-053-53-004

DONNIE A YANCEY
TRUSTEE FAM TR & STEVE FURST
801 BEAL RD
FLAGSTAFF, AZ 86001-3061

~~2943-053-53-005~~

~~DONNIE A YANCEY
TRUSTEE OF FAM TR & STEVE FURST
801 BEAL RD
FLAGSTAFF, AZ 86001-3061~~

~~2943-053-53-006~~

~~DONNIE A YANCEY
TRUSTEE OF FAM TR & STEVE FURST
801 BEAL RD
FLAGSTAFF, AZ 86001-3061~~

~~2943-053-53-009~~

~~DONNIE A YANCEY
TRUSTEE OF FAM TR & STEVE FURST
801 BEAL RD
FLAGSTAFF, AZ 86001-3061~~

Walter Waymeyer
5430 Sawmill Road, #18
Paradise, CA 95969

Safeway, Inc.
6900 S. Yosemite
Englewood, CO 80012

Concept West Architects
202 E Cheyenne Mountain Blvd.
Colorado Springs, CO 80906

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

PROJECT NARRATIVE:
for

**SAFEWAY STORE NUMBER 1533
COTTONWOOD CENTRE, GRAND JUNCTION**

February 29, 1996

Purpose of this Application

The purpose for this application is to request an approval of a minor subdivision for a shopping center facility with a Safeway as anchor to be named the Cottonwood Centre.

The facility will be developed on a 10.625 acres at the SE corner of 29 Road and F Road. The facility will be developed by the owner, Walter K. Waymeyer with the construction and long term maintenance of the site improvements the responsibility of Safeway and the entire site will be leased by Safeway

Proposed Facilities

The proposed facilities to be constructed on the site are as follows:

Safeway Store - 55,220 Sq. Ft.

Retail Site A - 9,000 Sq. Ft.

Pad No. 1 - 4,200 Sq. Ft.

Pad No. 2 - 9,000 Sq. Ft.

Pad No. 3 - 3,600 Sq. Ft.

The Retail Site A, Pad No. 1, Pad No. 2 and Pad No. 3 will be subleased by Safeway to other retail entities. Parking for the facilities will be shared by all the retail sites and is shown on the Site Plan along with the Phasing of the project.

Site Analysis

Location:

The location of Cottonwood Centre is at the SE corner of 29 Road and F Road. It contains 10.625 acres and is a part of the NW 1/4 of the NW 1/4 of Section 18, Township 1 South, Range 1 East of the Ute Meridian.

Existing Land Use:

The existing use and past use of the site is appears to have been agricultural in nature but currently not being used for agriculture and is in a fallow state. The site is covered with small trees, grass and infrequently spaced shrubs. There appears to be some alkali problems with soil.

Surrounding Land Use:

The surrounding land use in the immediate vicinity of the acre site is generally residential and considered to be moderate to high density. Some areas are zoned residential but are currently being used as agricultural. The attached section of the Mesa County Zoning map depicts the zoning in the general area surrounding the proposed Cottonwood Centre.

Access:

Access to the site is from a full movement entrance at 29 Road from the west into the site. Further access is from a 3/4 movement at F Road. Service entrances will be provided at the far south side of the site at 29 Road and at the far east side of the site at F Road for service trucks.

Utility Services:

All major utilities will be provided to the site by the following:

Water	Ute Water
Sewer	Central Grand Valley
Gas and Electric	Public Service
Cable TV	TCI Cable
Telephone	US West
Irrigation	Palisade Irrigation District

An 8" Water Line will be looped from a 12" diameter main in F Road to provide domestic water and fire protection to the site. Sewer will be provided by the existing sewer line in 29 Road which flows south. Both water and sewer on the site will be private and will be maintained by Safeway.

Gas, electric, cable and phone service will be provided by a main loop around the east and south side of the site accessing from 29 Road and F Road.

Each pad site will be provided with a sewer, water tap, fire line, gas, electric and phone service during phase I construction.

Irrigation:

Irrigation water is located on the west side of the site and is available for use with this development. At this time, the plans for irrigation of the landscape areas of the site are not complete, however it appears that using the domestic water system for irrigation of the small landscape areas will be used due to the difficulty and expense of providing irrigation water to these landscape sites. The irrigation system will, however, be modified to assure transportation of the irrigation water downstream of this site.

Soils and Geology:

Soils on this site consist of 2/3 (Re) Ravola Loam and 1/3 (Ra) Ravola Clay each with 2% slope (see soil classifications and map included with this submittal)

Fire Protection:

Fire protection on the site will be provided by fire hydrants connected to the Ute Water system located as shown on the preliminary utility plan

Proposed Land Use:

This proposal calls for the ultimate development of 81,020 square feet of mixed retail space on the 10.625 acre site. Parking for the retail space will be shared through lease agreements between Safeway and the other retail spaces. The site will be landscaped as required by the City of Grand Junction requirements which will provide a pleasant shopping atmosphere.

Drainage:

Drainage from the site is shown on the preliminary grading and drainage plan included with this submittal. In general the drainage will flow in gutters and storm sewers from the site into a detention pond located at the SE corner of the site. In conjunction with this project, an existing open drainage ditch along the east side of the site will be placed in conduit and the ditch covered. This drainage ditch transports ground water and irrigation tailwater flow from the north side of the site and exits to the south. Grand Junction Drainage District has been contacted regarding the relocation of this drainage ditch and have had no objection. The detention pond will release flows into the existing drain pipe which exits the site to the south. (see preliminary drainage plan)

Traffic:

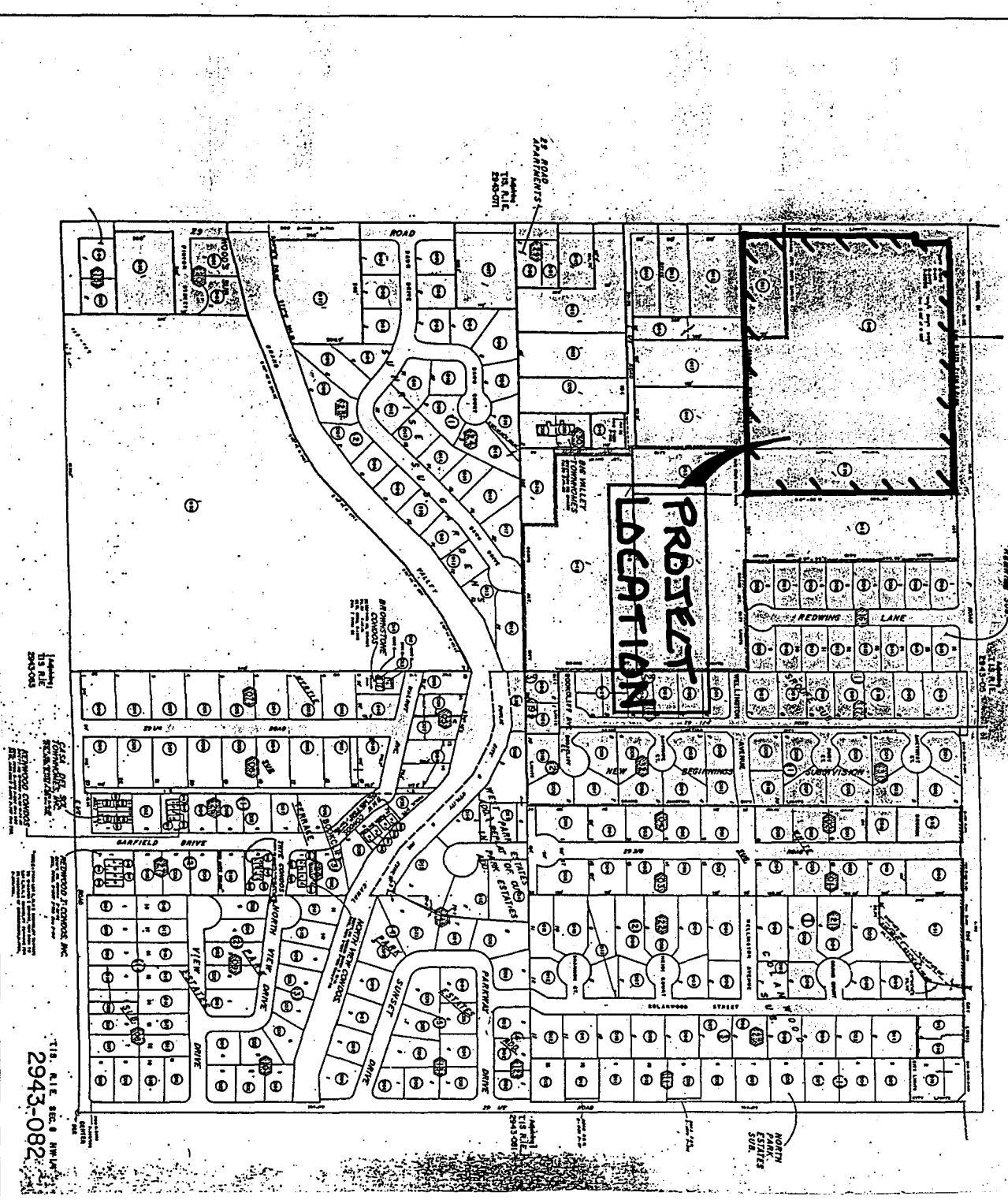
A traffic study for this development has been prepared and will be submitted with the Site Plan review package to follow. Extensive improvements to both F Road and 29 Road will be provided due to the findings of this study and are shown on the site plan, and will be further defined by the Site Plan review submittal.

Development Schedule:

The schedule for this development will be phased as shown on the site plan. The first phase would include the construction of the necessary street improvements along both F Road and 29 Road, entrances, parking, drainage facilities, all necessary wet and dry utilities, and the Safeway Store. The 3 pad sites will be developed as these areas are leased.

Future Submittals:

The information contained in this narrative is general in nature. The submittal for the Site Plan review will contain the details of the above information and the design of the site.



118 RAIL SEC 8 NW/4
2943-082

LOCATION MAP
SAFeway COTTONWOOD CENTRE

LANDesign
DESIGNED BY: SAUNDERS PARTNERS
PROJECT NO: 0815
DATE: 11/20/01

PREPARED BY: SAUNDERS PARTNERS
PROJECT NO: 0815
DATE: 11/20/01

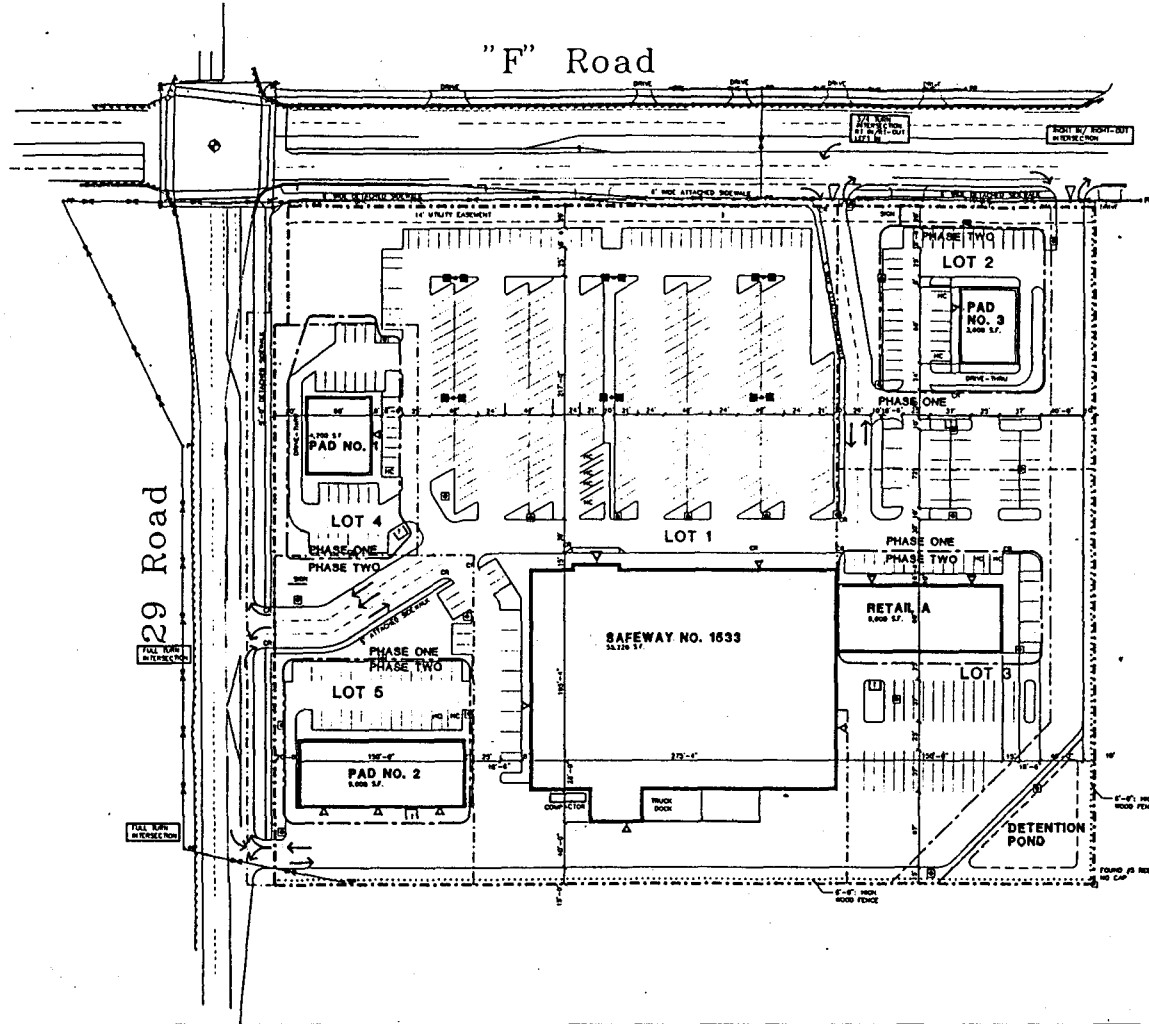
SCALE 1" = 200'



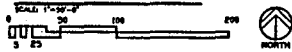
Safeway Cottonwood Centre
 DEVELOPMENT PLAN
 NW 1/4, NW 1/4 SECTION 8, T1S, R1E, UTE MERIDIAN
 LOCATED AT 'F' ROAD AND 29 ROAD
 CITY OF GRAND JUNCTION AND STATE OF COLORADO

EXISTING ZONE

LEGEND	
▲	BUILDING ENTRANCE VENT
□	ACCESSIBLE PARKING STALL
DR	DRIVE RAMP
DL	DRIVE LIGHT POLE - DOUBLE HEAD
DL	DRIVE LIGHT POLE - SINGLE HEAD
PP	POWER POLE
SD	STORM DRAIN-DROP INLET
FI	FIRE HYDRANT
CC	CURB CORNER
FL	FIRE LANE SIGN
SS	STOP SIGN
□	BLIND SIGNIFIER ENCLOSURE



Site Plan



CONCEPTS WEST ARCHITECTURE, INC.
 COLORADO SPRINGS, CO.
 2-25-98

SAFEGWAY COTTONWOOD CENTRE
 SHEET 2 OF 5
 1533SP.DWG

PRELIMINARY DRAINAGE REPORT
FOR
SAFeway COTTONWOOD CENTRE

February 29, 1996

Prepared For:

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