

A STORAGE PLACE EXPANSION

TRAFFIC IMPACT STUDY

Project Location: 1960 Highway 6 & 50
Fruita, CO

Access Locations: SH 006A
MP 23.50 L

Prepared By: APEX Consulting Engineers, LLC
1000 N 9th Street, Suite 44
Grand Junction, CO 81501

Report Date: January 5, 2023

DRAFT

APEX
CONSULTING ENGINEERS
CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT



A Storage Place, Fruita, CO
Traffic Impact Study

Contents

- 1. Introduction 1
- 2. Project Location and Description 1
- 3. Trip Generation & Distribution 2
 - 3.1 Trip Generation 2
- 4. Trip Distribution & Assignment 3
 - 4.1 Determination of Trip Distribution 3
 - 4.2 Assignment of Project Traffic 5
- 5. Existing & Future Traffic Volumes 5
- 6. Study Years Traffic Volumes 7
- 7. Study Period Volumes 8
- 8. Auxiliary Turn Lane Evaluation 12
- 9. Intersection Sight Distance 12
- 10. Existing Access Permits 14
- 11. Summary and Recommendations 15

Appendix

- A. Site Plan
- B. Trip Generation
- C. Traffic Count Summaries
- D. Existing CDOT Access Permit

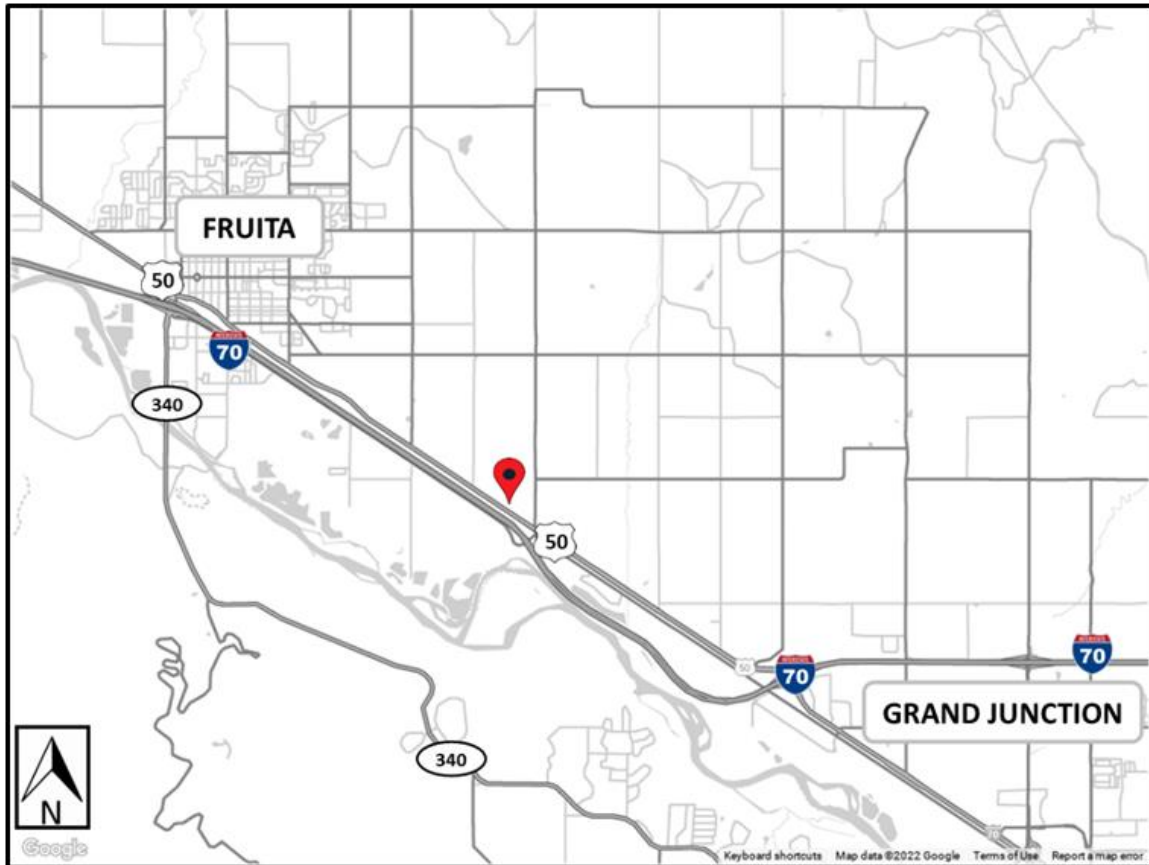
1. Introduction

APEX Consulting Engineers, LLC prepared this Level 2 Traffic Impact Study (Study) for the proposed expansion of an existing mini-warehouse business, operating as A Storage Place (Project), located at 1960 Highway 6 & 50, Fruita, CO, accessing SH 006A from an existing driveway on the north side of the roadway at mile post 23.50. The following sections describe the Project, traffic volumes, auxiliary turn lane assessments, access spacing, and sight distance evaluation for the Project's access intersections.

2. Project Location and Description

As shown in Figure 1, the proposed Project will be located southeast of 19 1/2 Road in Fruita along SH 06A, locally known as Highway 6 & 50. The Project site is currently in operation with existing storage units and an RV storage area. The existing storage units will remain, and the applicant proposes three additional storage unit buildings with a total of 31,600 sf floor area. A site plan has been included in Appendix A. The Project is expected to be completed in 2024.

Figure 1 - Site Location Map



The Project extents, site access location, and adjacent private driveways are shown in Figure 2.

Figure 2 – Project Site Access Locations and Adjacent Access Points



3. Trip Generation & Distribution

3.1 Trip Generation

Trip generation is based on Land Use Code 151, Mini-Warehouse, from the ITE Trip Generation Manual 10th Edition with an independent variable of gross floor area (GFA). In all peak hour cases, the higher of “either peak hour of roadway” or “peak hour of generator” is used, providing a conservative assessment. Trip generation traffic calculations from the ITETripGen Web-based App are attached in Appendix B. Table 1 provides the Project peak hour traffic in vehicles per hour (VPH).

Note that the access currently serves the Project location as well as the neighboring sand & gravel supplier, fireplace manufacturer, and preschool. Trip generation was not included for these uses as the existing counts at the access account for these uses.

Table 1 –Project Peak Hour Traffic Volumes (VPH)

	Period	AM	PM	ADT
LUC 151 – Mini-Warehouse (31,600 sf)	Ins	3	3	24
	Outs	3	3	24
TOTAL		6	6	48

4. Trip Distribution & Assignment

4.1 Determination of Trip Distribution

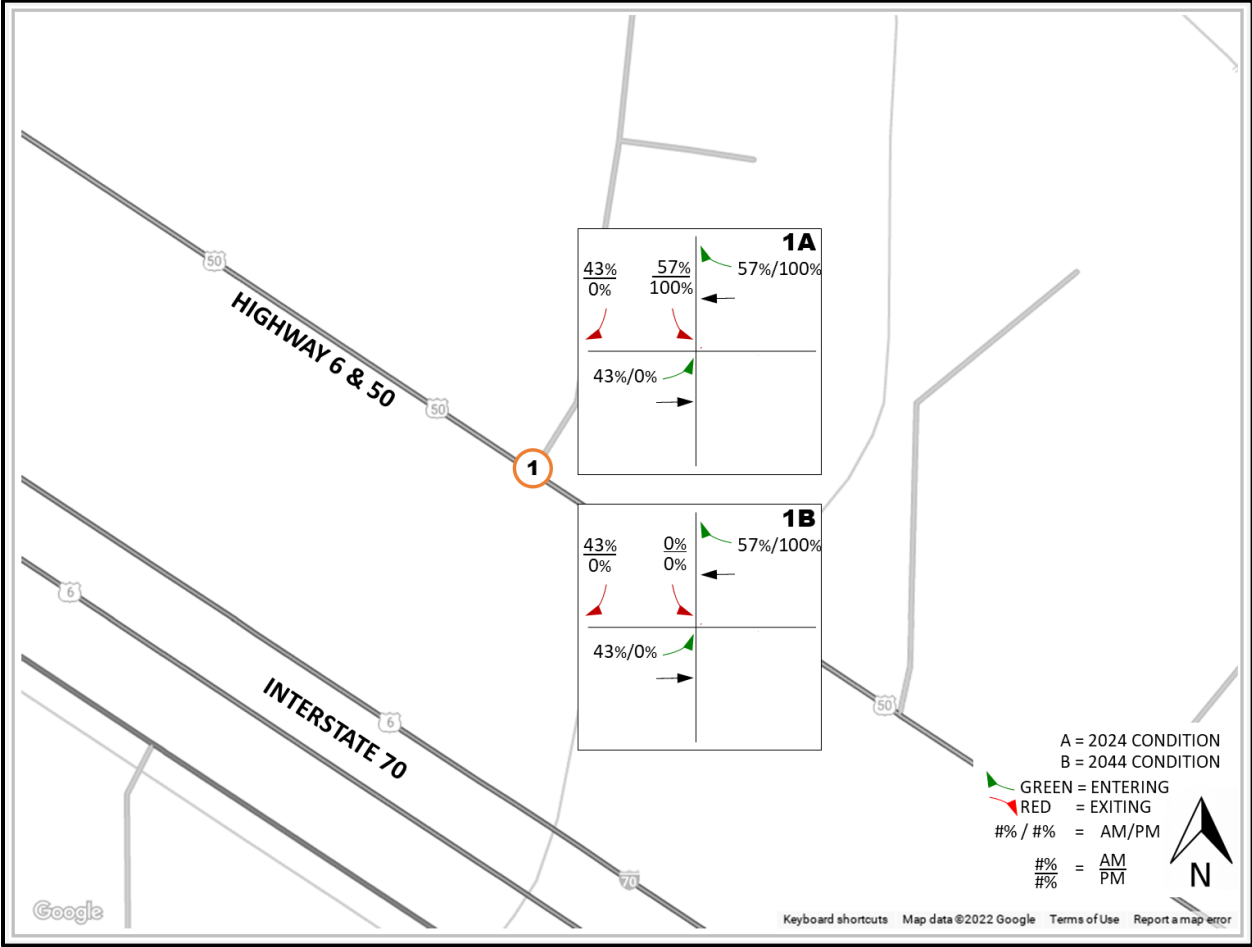
Project trip distribution is assigned based on traffic using the current access from the turning movement counts observed on December 7, 2022. The uses will be identical and will not include traffic using the access to the neighboring business to the west.

The CDOT Access Control Plan for SH 006A shows the Project access to be a 3/4 movement intersection, which restricts left turns out of the access onto the Highway. The 20-year condition will assume the geometry at the access will match the Access Control Plan and not include left turns out of the access onto the Highway.

Turning Movement Count Summaries are included in Appendix C. AM and PM distributions are tracked separately due to the variations obtained between the two time periods. SH 006A is an east-west roadway with mileposts increasing from west to east. The Study uses this in directional distribution annotations. The detailed Project trip distribution is shown in Figure 3.



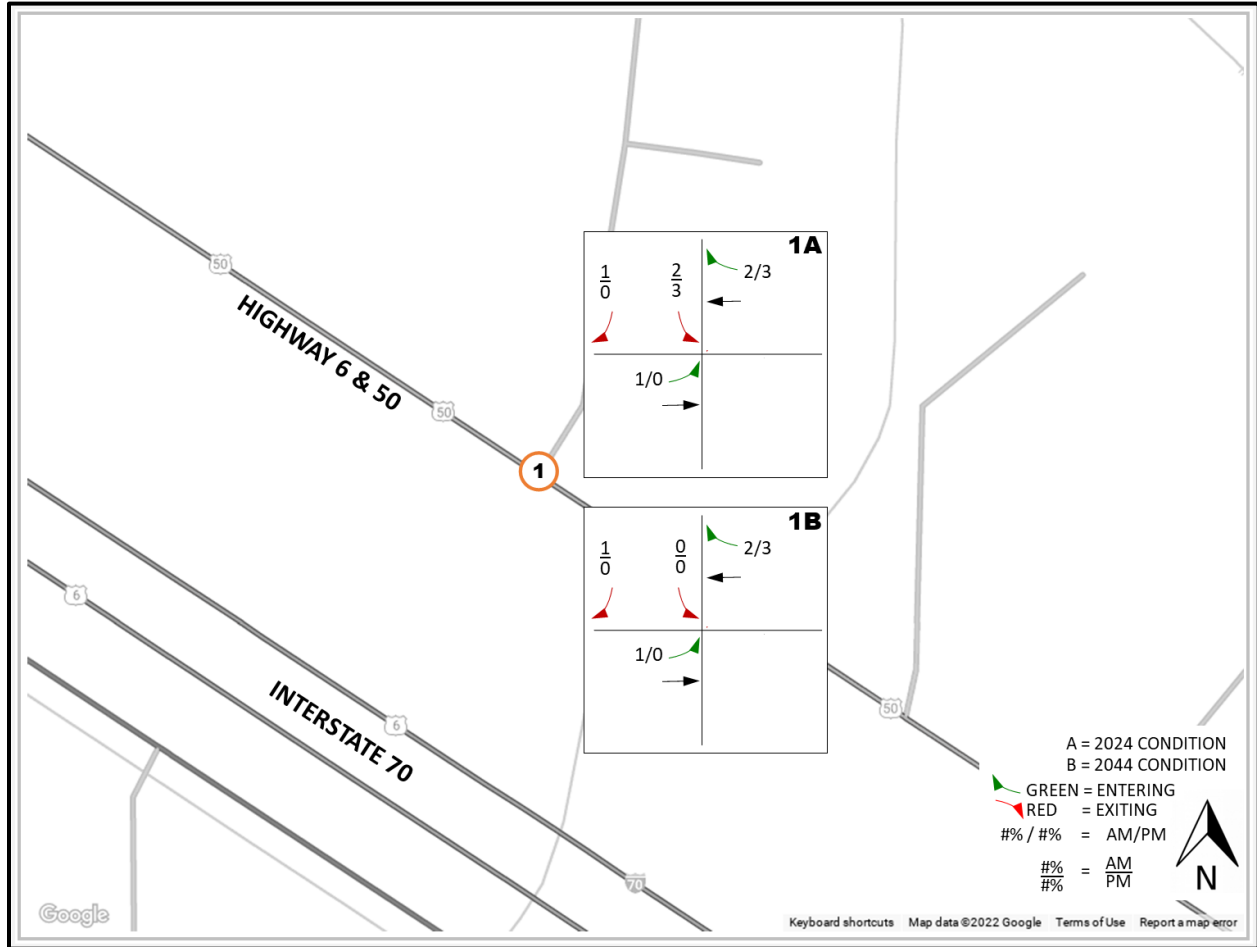
Figure 3 – Project Trip Distribution



4.2 Assignment of Project Traffic

Project traffic determined from the trip generation calculation is assigned to the existing traffic network using the distributions from Figure 3. The resulting Project trip assignment is shown in Figure 4.

Figure 4 – Project Peak Hour Trip Assignment (VPH)



5. Existing & Future Traffic Volumes

Peak hour volumes were developed using counts conducted on December 7, 2022 at the study intersection.

A peak seasonal adjustment factor of 1.28 is used for volumes along SH 006A as the counts were not conducted during the peak season for the roadway. Table 2 shows the monthly peak seasonal adjustments using a similar roadway with a CDOT continuous counting station.

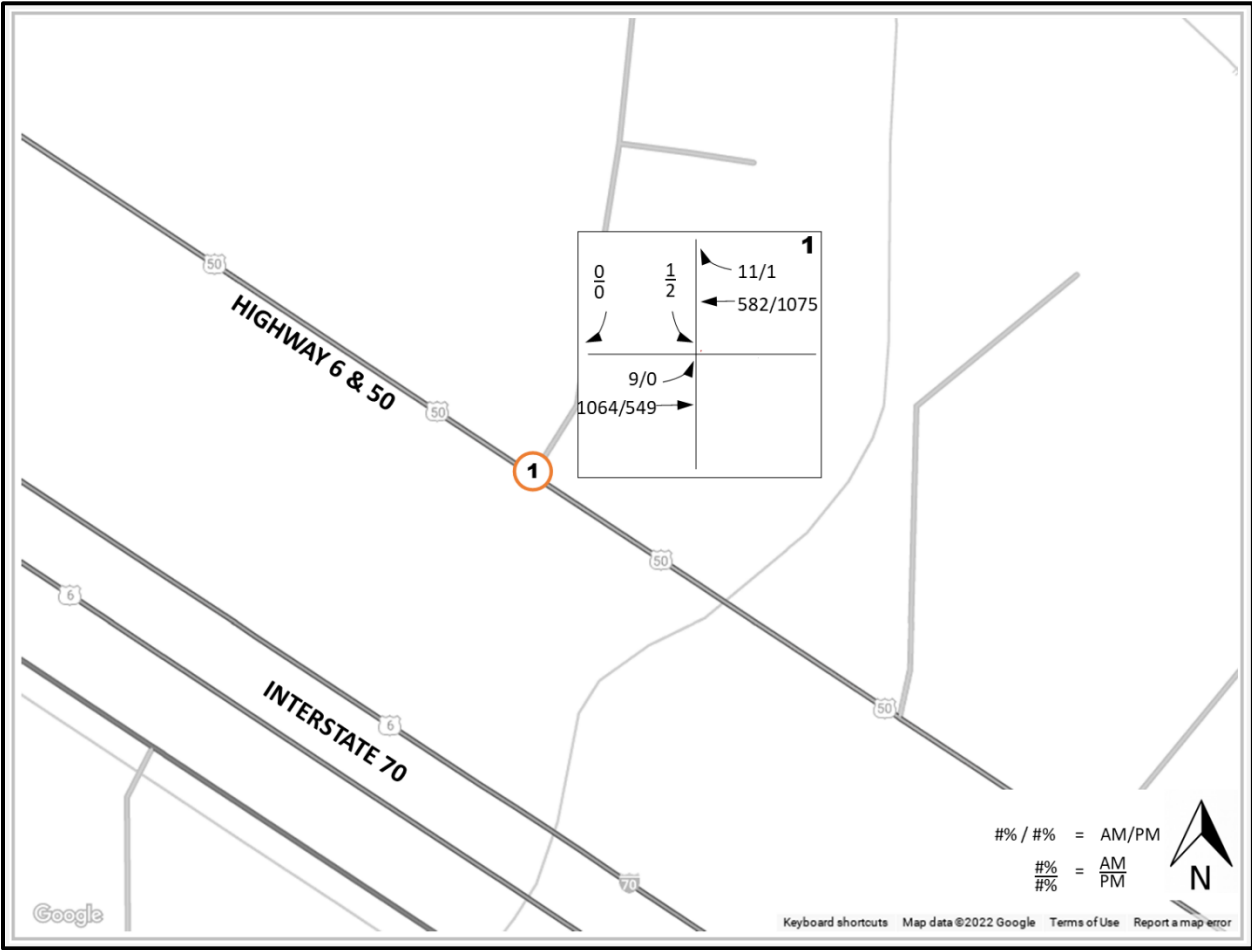
Table 2 – Peak Season Adjustment Factors by Month

CDOT Count Station ID 15: SH 050A Traffic Data - South of Whitewater

STATION ID	CAL YR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
15	2022	9,405	10,185	10,820	11,407	12,180	12,745	12,567	12,868	13,008	12,237	10,678	
15	2021	8,630	9,570	10,989	11,664	11,361	10,801	12,836	13,270	12,991	12,052	10,844	10,009
15	2020	9,027	9,854	8,510	6,925	9,809	11,364	12,027	13,086	12,032	11,405	9,319	8,596
15	2019	8,675	9,365	10,200	11,001	11,623	12,374	12,976	12,914	12,418	11,962	10,365	9,760
15	2018	8,966	9,470	10,277	10,626	11,574	11,950	12,178	12,345	11,894	10,986	10,240	9,568
15	2017	8,185	9,381	10,083	10,495	11,041	11,874	11,675	12,191	11,745	10,989	10,137	9,686
15	2016	8,306	9,280	9,738	10,135	11,022	11,813	12,133	12,093	11,843	11,176	9,993	9,456
15	2015	8,495	8,948	9,596	9,807	10,578	11,328	11,691	11,397	11,217	10,499	9,340	8,939
15	2014	7,870	8,209	8,995	8,829	9,385	10,084	10,233	10,322	10,057	10,091	9,021	8,853
15	2013	7,880	8,380	9,157	9,070	10,226	10,657	10,826	10,823	10,148	9,747	8,912	8,298
15	2012	8,371	8,740	9,372	9,330	10,111	11,005	10,942	11,053	10,507	9,922	9,109	8,371
15	2011	8,241	8,561	9,262	9,472	9,892	10,885	11,027	11,199	10,728	9,959	9,278	8,835
15	2010	8,031	8,525	9,240	9,592	10,360	11,189	11,467	11,393	10,991	10,183	9,168	8,926
15	2009	8,657	9,205	9,465	9,710	10,407	11,171	11,578	11,327	10,876	10,032	9,187	8,379
15	2008	7,967	8,590	9,044	9,164	9,852	11,022	10,884	11,128	10,716	10,252	9,496	8,972
15	2007	8,185	8,899	9,371	9,734	10,048	10,454	11,497	10,934	10,555		9,407	8,600
15	2006	8,450	9,178	8,814	10,029				10,370	10,564	10,207	9,292	9,117
15	2005	8,056	8,418	9,357	9,552	10,238	11,082	11,620	11,202	10,220	10,138	9,331	9,148
15	2004	7,973	8,488	9,270	7,917	8,819	10,878	11,128	11,084	10,589	10,082	9,044	9,213
15	2003	7,950	8,153	8,646	8,652	9,685	10,432	11,045	10,740	10,157	9,911	8,769	8,903
Average		8,366	8,970	9,510	9,656	10,432	11,216	11,596	11,587	11,163	10,623	9,547	9,033
% of highest month		72%	77%	82%	83%	90%	97%	100%	100%	96%	92%	82%	78%
Peak Season Factor		1.39	1.29	1.22	1.20	1.11	1.03	1.00	1.00	1.04	1.09	1.21	1.28

The existing peak hour traffic, adjusted for peak season, is represented in Figure 5. Count summaries are included in Appendix C.

Figure 5 – Existing Peak Hour Traffic
 (From Counts on December 7, 2022)



6. Study Years Traffic Volumes

The study years are 2024 and 2044. The Grand Valley Metropolitan Planning Organization (GVMPO) provided traffic volumes from the Regional Travel Demand Model (RTDM), base 2019 model + future 2045, and are the basis for the following road segment growth factors:

Table 3 – Road Segment Growth Factors

Road	Segment	ADT		Period Growth Factor	Avg. Annual Growth Rate	2 - year growth factor (2022-2024)	22 - year growth factor (2022-2044)
		2019	2045				
SH 006A	E & W of Access	13,745	19,458	1.416	1.35	1.027	1.343

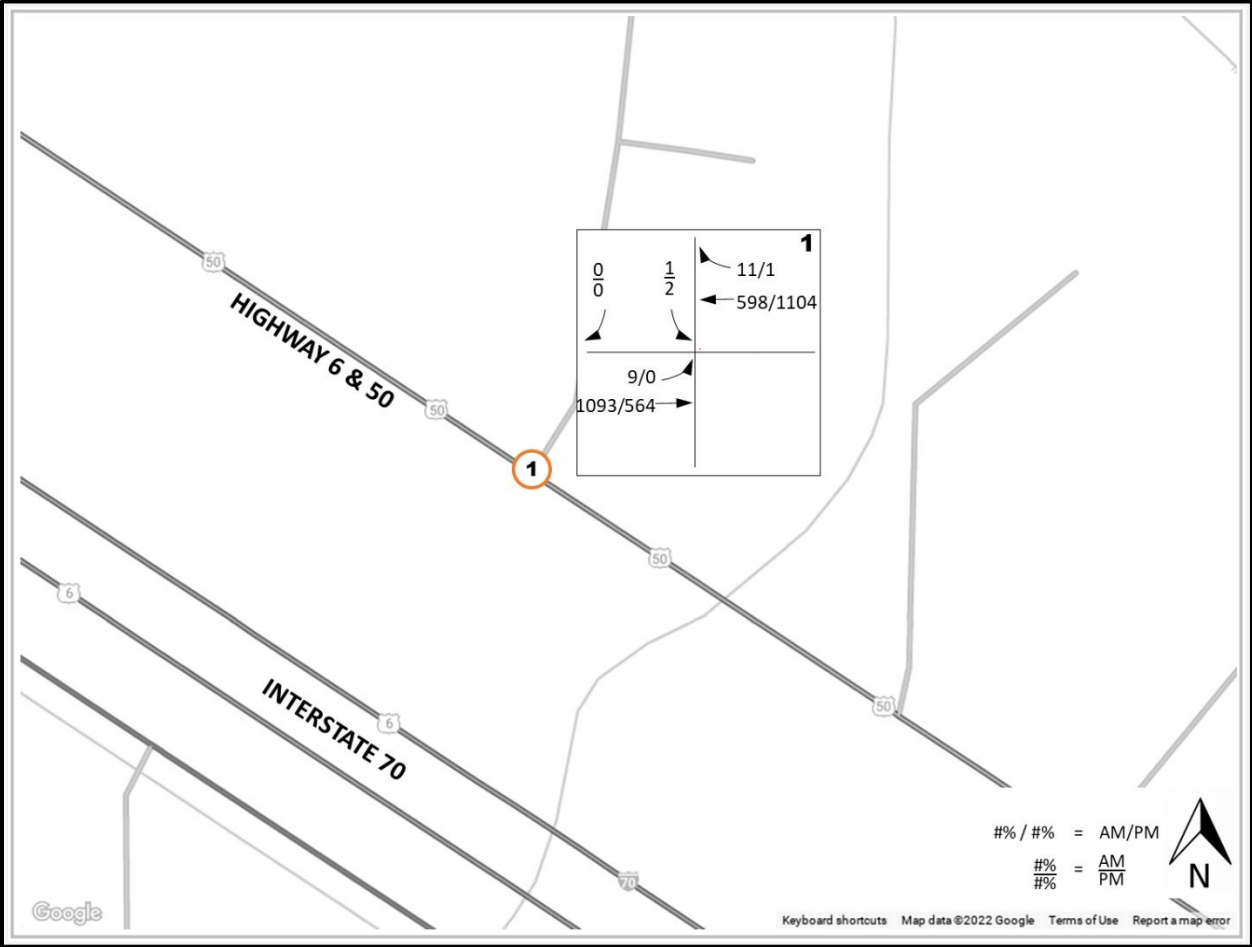
These growth factors were used to determine future peak hour background traffic volumes and are applied to SH 006A through volumes.

7. Study Period Volumes

Figures 6 and 8 demonstrate the future background traffic volumes by adjusting the traffic in Figure 5 with the growth factors from Table 3. Figures 7 and 9 show total peak hour traffic which consist of future background traffic with Project traffic.

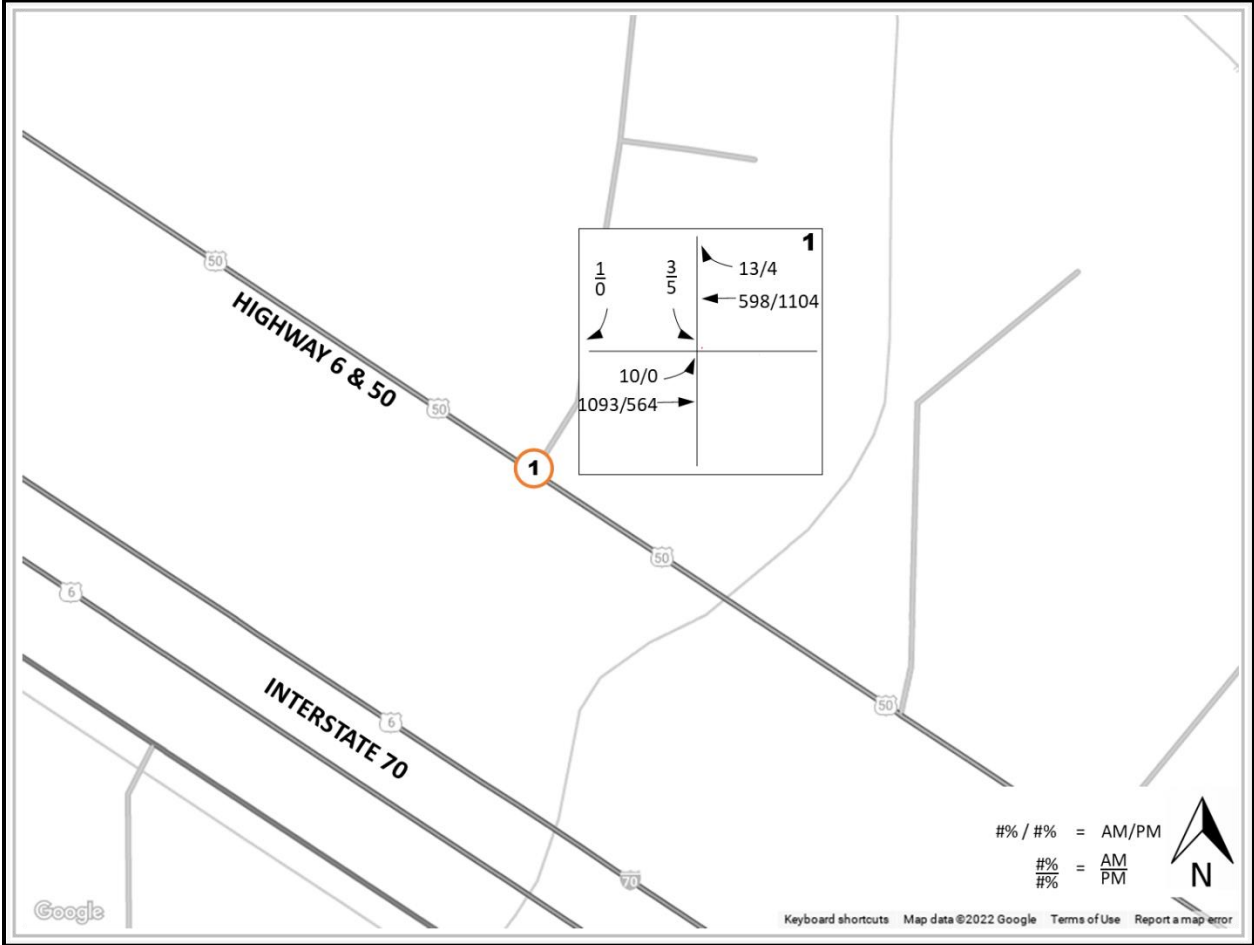
Figure 6 and 7 show the predicted traffic volumes for year 2024.

Figure 6 – Background Peak Hour Future Traffic (Year 2024)



Total peak hour future traffic includes future background traffic plus Project traffic.

Figure 7 –Total Peak Hour Future Traffic (Year 2024)



Figures 8 and 9 show the predicted traffic volumes for year 2044.

Figure 8 – Background Peak Hour Future Traffic (Year 2044)

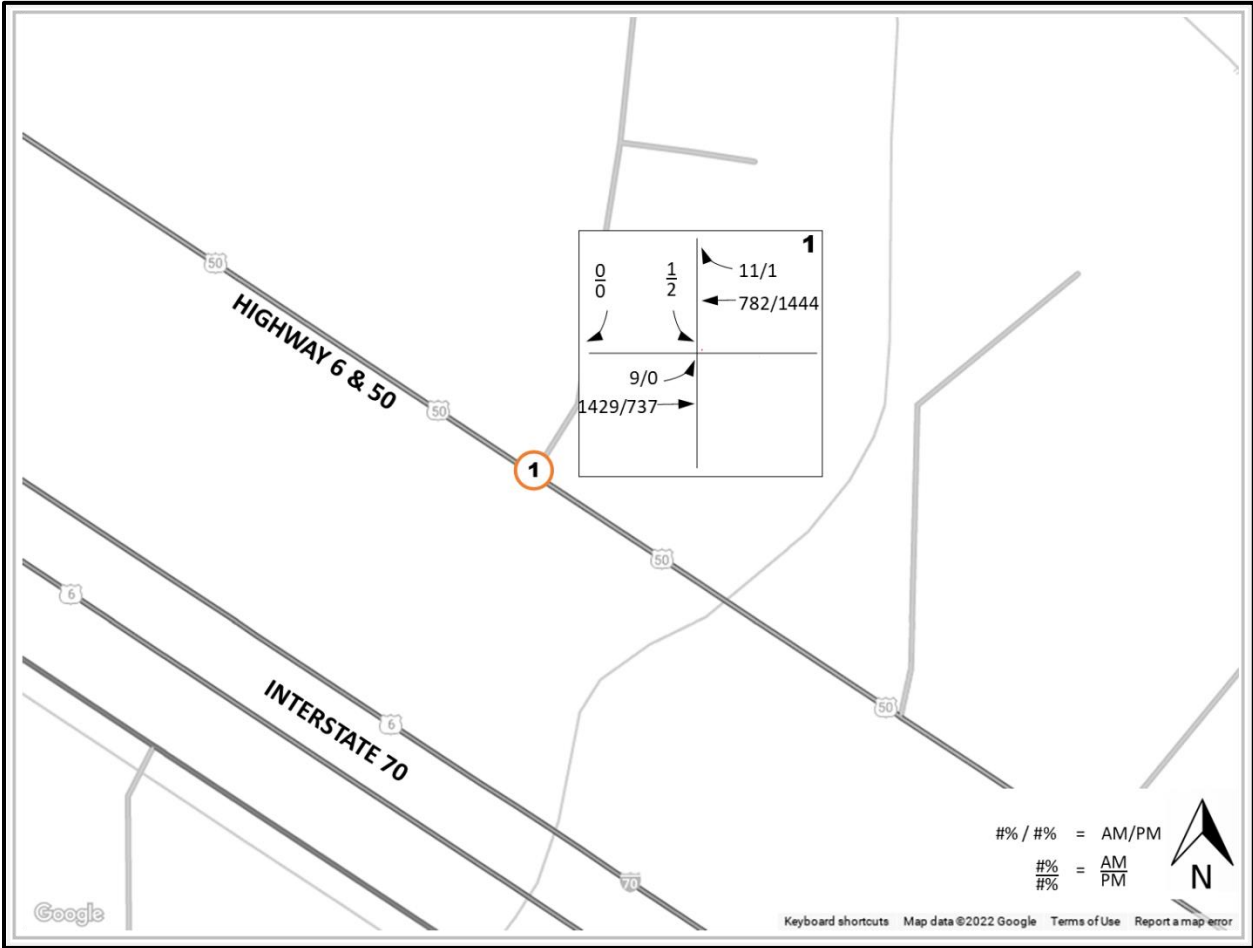
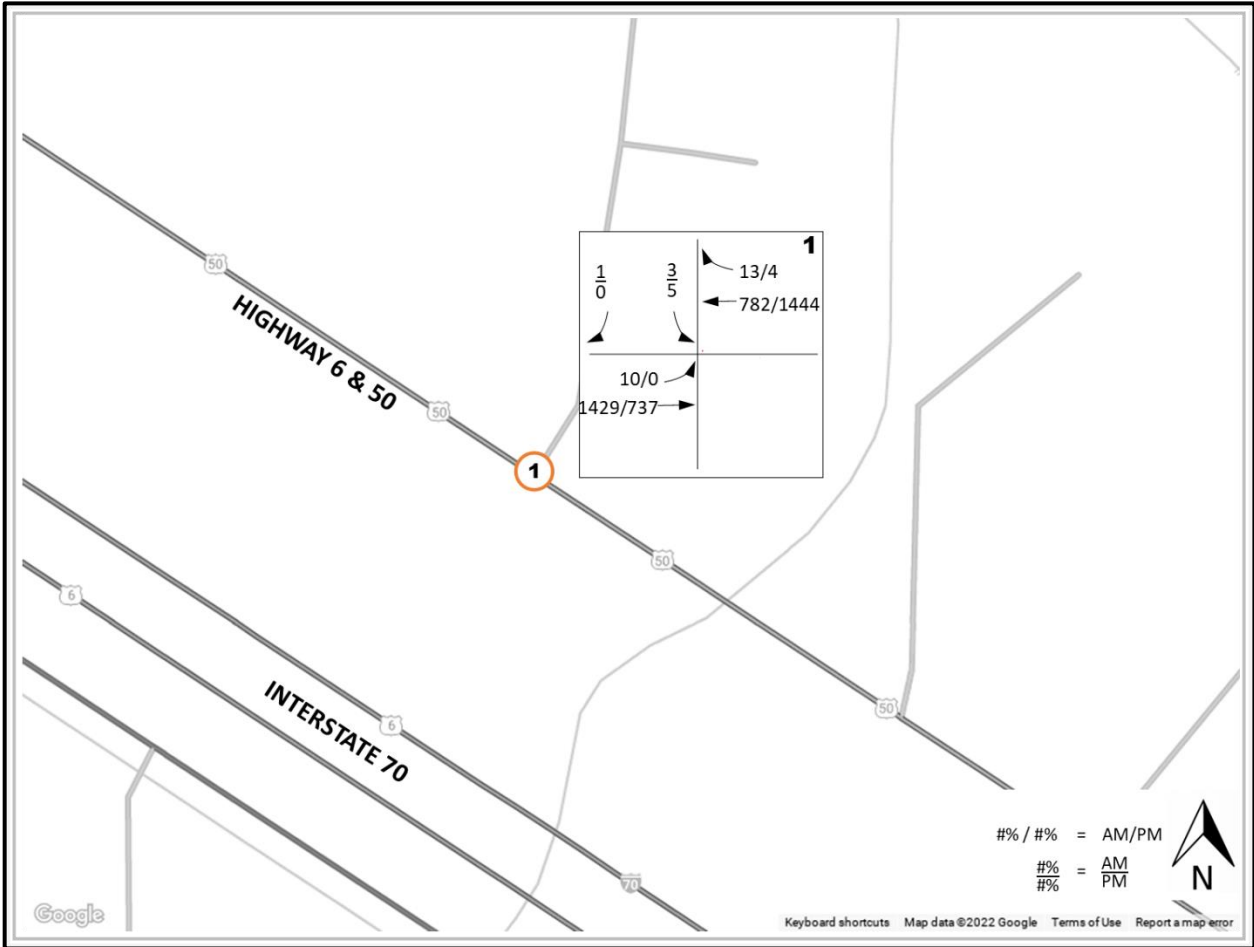


Figure 9 – Total Peak Hour Future Traffic (Year 2044)



8. Auxiliary Turn Lane Evaluation

The need for auxiliary lanes was based on the turn lane warrants listed in the SHAC. The following table shows the data and criteria necessary to identify the need for exclusive right-turn and left-turn deceleration lanes at the intersections in the Study area.

SH 006A is an east-west highway with milepost markings increasing from west to east and is classified by CDOT as R-A.

Table 4 – Comparison of Turning Volumes to Turn Lane Requirements

SH 06A & 1960 Access (Year 2044 Condition)			
Speed Limit = 55 mph			
Auxiliary Lane	Turning Volume (VPH)	CDOT Auxiliary Lane Requirements	Lane Required?
EB Left Turn Deceleration Lane (inbound)	10 (PM)	Greater than 10 vph	NO
WB Right Turn Deceleration Lane (inbound)	13 (AM)	Greater than 25 vph	EXISTING
SB Left Turn Acceleration Lane (outbound)	5 (PM)	May be req'd if benefit to safety and operations. Generally not required if speed < 45 mph	NO
SB Right Turn Acceleration Lane (outbound)	1 (AM)	More than 50 vph, with speed limit over 40 mph	NO

Auxiliary lanes are not recommended for any intersection within the Study area.

9. Intersection Sight Distance

SH 006A is a 2-lane roadway with a posted speed limit of 55 mph with a grade less than 3% to the east and west of the access. Sight distance increases are not required, and the study will not use reductions in sight distance that are allowed for grades greater than 3%. The sight distance analysis is based on a multi-unit truck.5

The required sight distance for a vehicle traveling on the highway toward the access is 550 feet for a 55 mph speed limit (from Table 4-1 SHAC). The observed sight distance is greater than 550 feet while travelling east and west to the access. Refer to Images 1 and 2.

Image 1 – Looking East from 550’ West of the Project Access



Image 2 – Looking West from 550’ East of the Project Access



The required sight distance for multi-unit trucks entering the roadway with a posted speed limit of 55 mph is 935 feet per SHAC, Table 4-2.. The observed sight distance is greater than 935 feet looking east and west at the Project access, as shown in Images 3 and 4.

Image 3 – Looking East from the Project Access



Image 4 – Looking West from the Project Access



10. Existing Access Permits

An existing access permit is recorded for this Project site and is attached in Appendix D. The CDOT permit number is 304026 and is dated April 2, 2004. The permitted volume for this access is 85 ADT

and the added trip generation for the site is 48 ADT with an approximate existing 27 ADT, determined by assuming the peak volume only accounts for 20% of the ADT. The volume at the access does not increase however, CDOT's access plan shows the geometry of the access eventually changing to a 3/4 movement, removing the southbound to eastbound left turns.

11. Summary and Recommendations

- The Project results in an overall increase in traffic at the access from the existing permitted volume.
- The CDOT access plan shows the geometry of the roadway to restrict southbound to eastbound left turns.
- A CDOT access permit is required at the access for a DHV permit volume of 27 trips.
- Additional turn lanes are not required.
- All sight distance requirements are met.



Appendix A

Site Plan

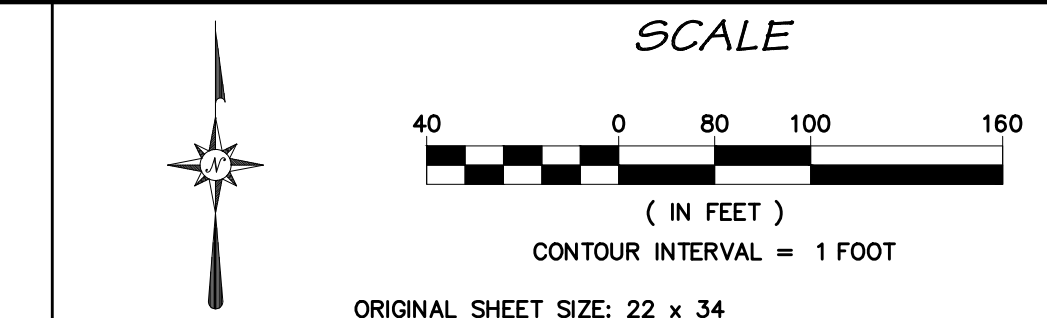




UNCC
 800.922.1987
 www.uncc.org
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

811
 Know what's below.
 Call before you dig.

Project Benchmark
 MGSN xxxx
 x" Brass Cap
 Intersection of x Road and x Road
 Sec. xx, Txx, Rxx, U.M.
 Northing: xxxxxxxx
 Easting: xxxxxxxx
 Elevation: xxxxxx
 Datum Source: MGLCS Zone "GVA" (NAVD 88)



NO.	DATE	REVISIONS DESCRIPTION	BY

PRELIMINARY

RIVER CITY CONSULTANTS
 215 Pitkin Avenue, Unit 201
 Grand Junction, CO 81501
 Phone: 970.241.4722
 Fax: 970.241.8841
 www.rcwest.com

PROJECT #: 2056-001
 DRAWN BY: ctr
 CHECKED BY: idg

DATE ISSUED: 10.14.2022
 HORIZ: AS SHOWN
 VERT: N/A

A STORAGE PLACE

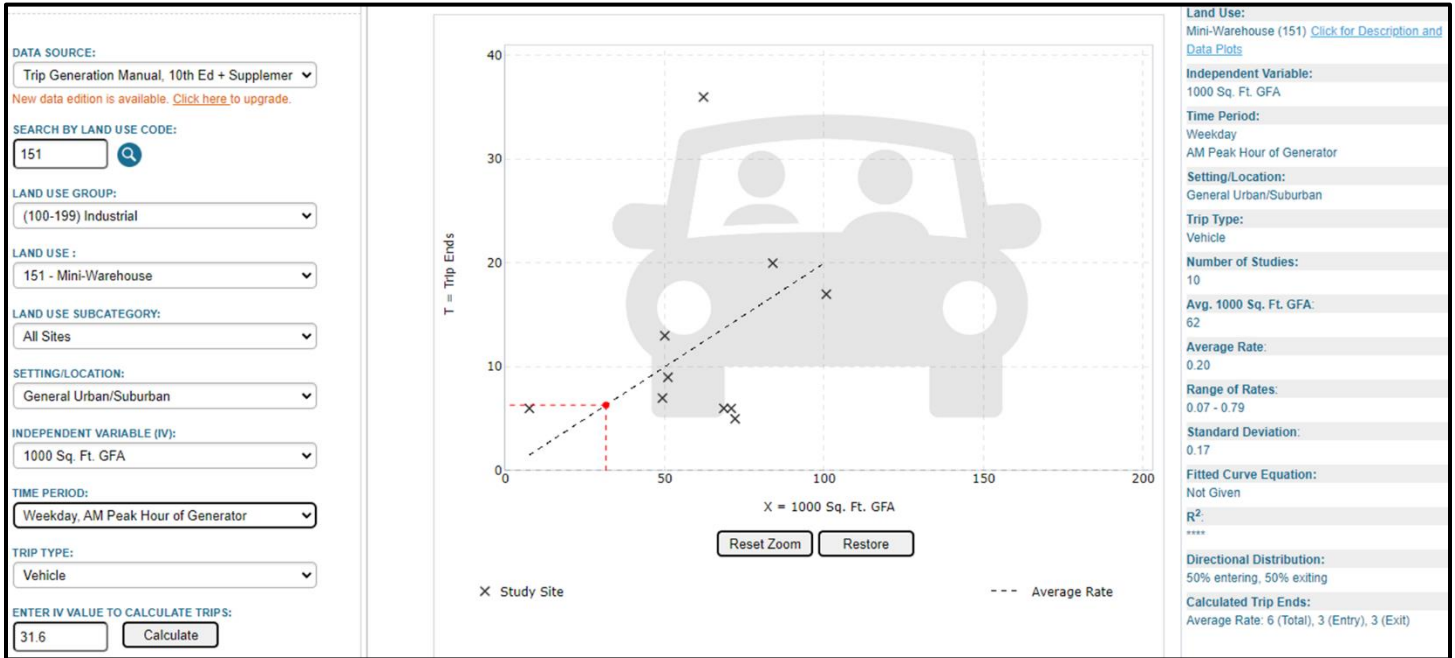
2056-001

Preliminary Site Plan

1

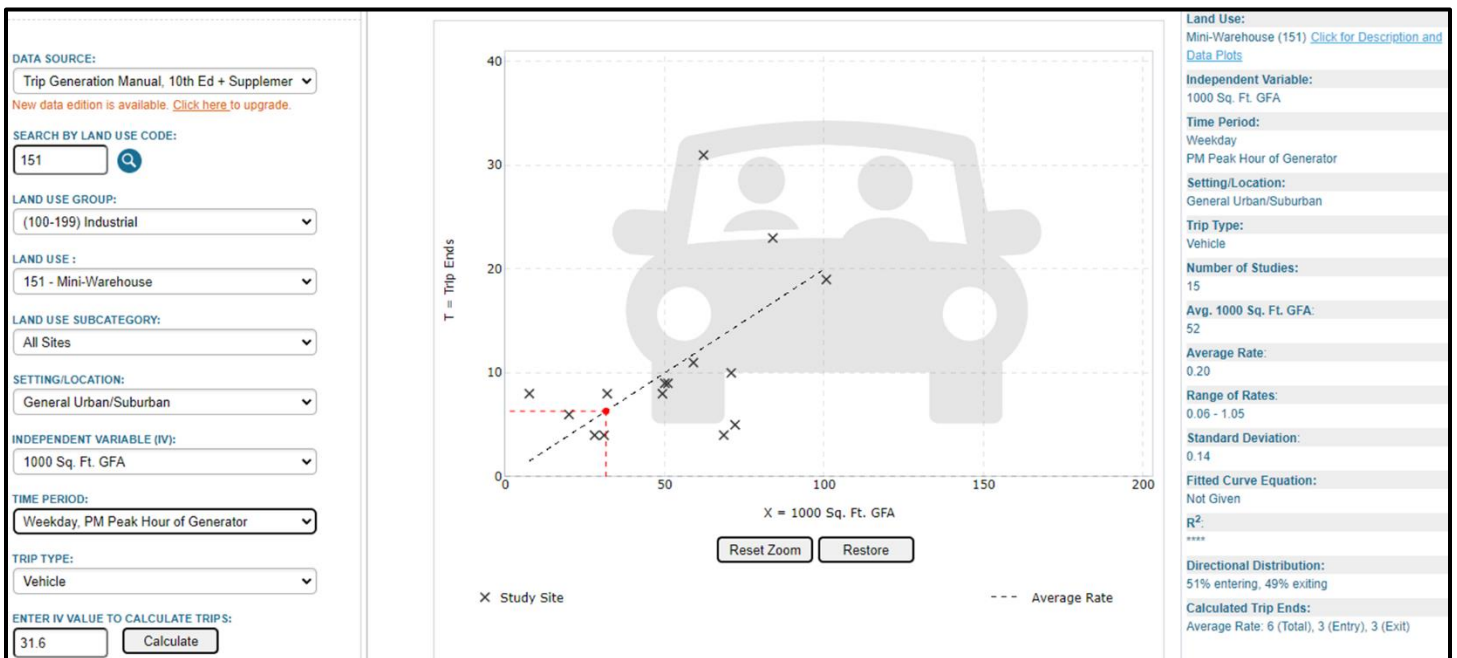
S:\PROJECTS\2056 A Storage Place\001 1960 Hwy 6 & 50\Design\DWG\06-Misc\Site Plan.dwg [Site Plan Sketch (2)] 10/14/2022 2:07:45 PM

Appendix B – Trip Generation

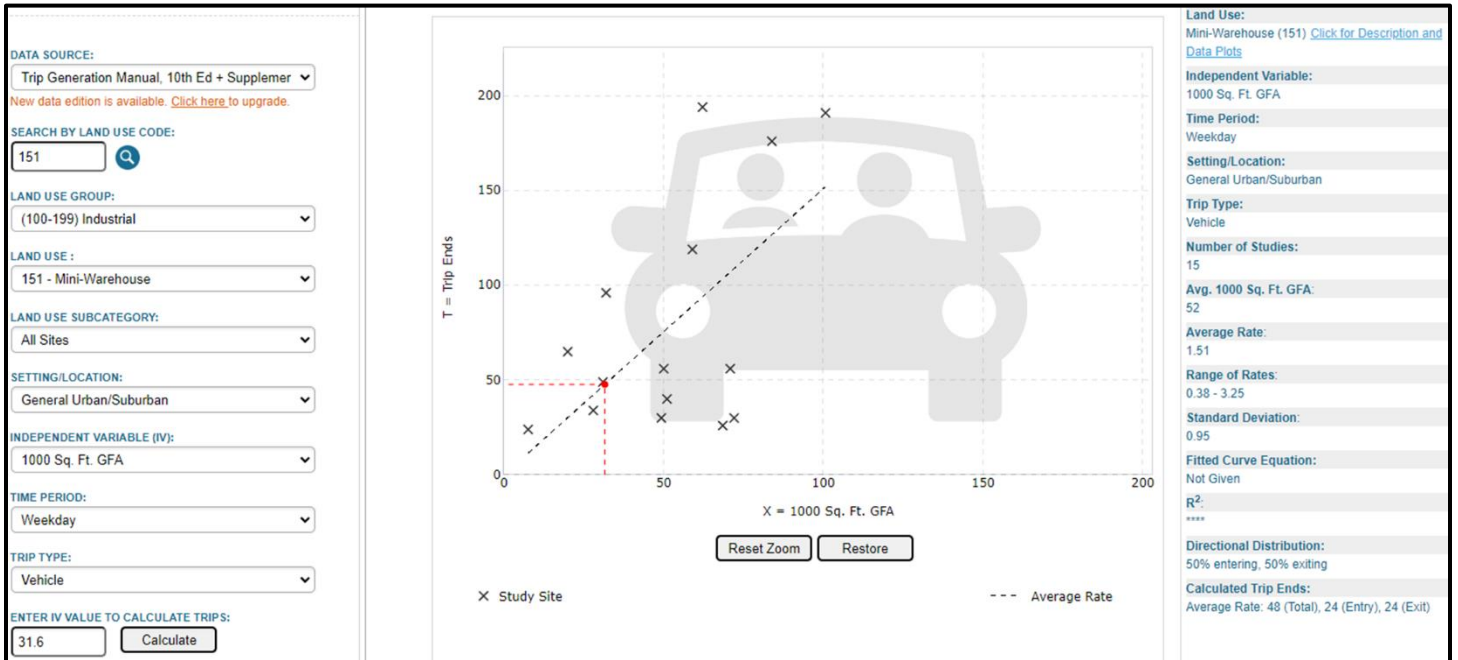


AM Peak Hour – LUC 151, 31,600 sf GFA

PM Peak Hour – LUC 151, 31,600 sf GFA



Appendix B – Trip Generation



ADT Weekday – LUC 151, 31,600 sf GFA



Appendix C – Count Summaries

Intersection Turning Movement Count Summary

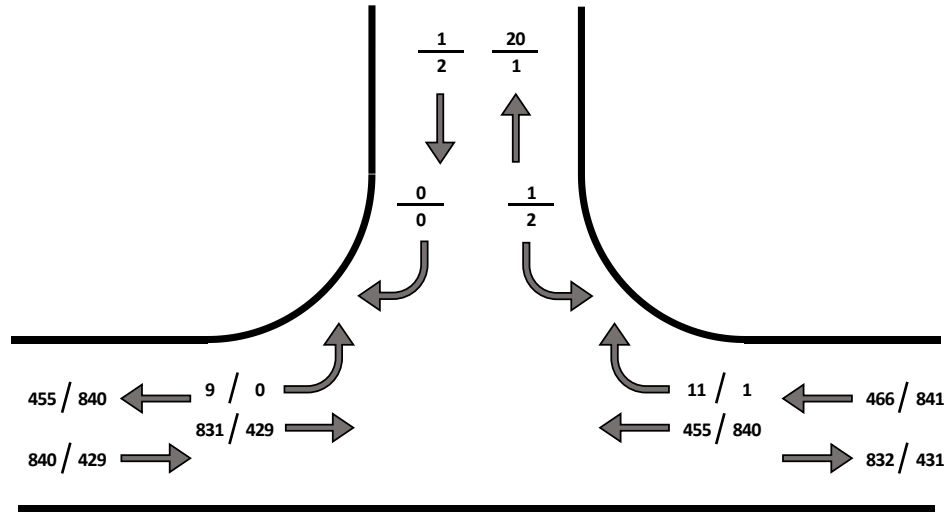
Project: A Storage Place
 Location: Fruita, CO
 EB/WB Road: Highway 50
 NB/SB Road: Access Rd.



Counted By: SW
 Count Date: 12/7/2022

Intersection 1 - Highway 50 & Access Rd.

		Highway 50 - (EB)			Highway 50 - (WB)			Access Rd. - (NB)			Access Rd. - (SB)			Sums
		Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	
AM	7:00	0	148	-	-	75	1	-	-	-	0	-	0	224
	7:15	0	186	-	-	99	1	-	-	-	0	-	0	286
	7:30	0	267	-	-	149	4	-	-	-	1	-	0	421
	7:45	2	228	-	-	136	1	-	-	-	0	-	0	367
	8:00	7	150	-	-	71	5	-	-	-	0	-	0	233
	8:15	4	129	-	-	72	20	-	-	-	18	-	11	254
	8:30	1	147	-	-	82	5	-	-	-	6	-	2	243
	8:45	0	156	-	-	82	1	-	-	-	2	-	0	241
	Peak	9	831	-	-	455	11	-	-	-	1	-	0	1307
	Sums		840			466			-			1		
PM	16:00	0	134	-	-	167	0	-	-	-	1	-	0	302
	16:15	0	122	-	-	204	0	-	-	-	0	-	1	327
	16:30	0	125	-	-	190	1	-	-	-	1	-	0	317
	16:45	0	110	-	-	207	0	-	-	-	1	-	0	318
	17:00	0	91	-	-	206	0	-	-	-	0	-	0	297
	17:15	0	103	-	-	237	0	-	-	-	0	-	0	340
	17:30	0	76	-	-	234	0	-	-	-	2	-	0	312
	17:45	0	79	-	-	172	1	-	-	-	0	-	0	252
	Peak	0	429	-	-	840	1	-	-	-	2	-	0	1272
	Sums		429			841			-			2		



Appendix D

Existing CDOT Access Permit



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**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS CODE
NOTICE TO PROCEED**

CDOT Permit No.	304026
SH/S/MP	006A/023.260/L
Local Jurisdiction	Mesa County

Permittee(s): Glenna Thomas 1960 Highway 6 & 50 Grand Junction, CO 81501 970-858-9912	Applicant: Dale Housley 1929 S. Highway 550 Durango, CO 81303 970-259-0746
--	---

The permittee is hereby authorized to proceed with access construction within state highway right-of-way in accordance with the above referenced State Highway Access Permit and this Notice to Proceed.

This Notice to Proceed is valid only if the referenced Access Permit has not expired. Access Permits expire one year from date of issue if not under construction, or completed. Access Permits may be extended in accordance with Section 2.3(11)(d), of the Access Code.

Adequate advance warning is required at all times during access construction, in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways.

All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permittee or applicant shall notify the Department prior to commencing construction as indicated on the Access Permit.

Both the Access Permit and this Notice To Proceed shall be available for review at the construction site.

This Notice to Proceed is conditional. The following items shall be addressed prior to or during construction as appropriate:

None



Municipality or County Approval (When the appropriate local authority retains issuing authority)

By (X)	Title	Date
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This Notice is not valid until signed by a duly authorized representative of the Department

Colorado Department of Transportation

By (X)	Title <i>Permit</i> Access Manager	Date April 2, 2004
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COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT			CDOT Permit No. 304026
			State Highway No/Mp/Side 006A/023.260/L
Permit fee 100.00	Date of transmittal 03/11/2004	Region/Section/Patrol 03/02/11	Local Jurisdiction Mesa County

The Permittee(s); Glenna Thomas 1960 Highway 6 & 50 Grand Junction, CO 81501 970-858-9912	Applicant; Dale Housley 1929 S. Highway 550 Durango, CO 81303 970-259-0746	Ref No. 04-002
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is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

Location:
 Located on the left (north) side of US 006A, a distance of 1,391 feet east of MP 23.

Access to Provide Service to:		
Mini/Self Storage	15 ADT	18.00 %
Arena.....	25 ADT	29.00 %
Farmers Market.....	30 ADT	35.00 %
Retail-General Merchandise (Furniture Store).....	15 ADT	18.00 %

Other terms and conditions:
 * See Attached Pages 2 and 3 and Other Enclosures for Additional Terms and Conditions.

MUNICIPALITY OR COUNTY APPROVAL
 Required only when the appropriate local authority retains issuing authority.

By (x)	Date	Title
--------	------	-------

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.

The permittee shall notify Dean Nachtigal with the Colorado Department of Transportation in Grand Junction at 970-242-4126 at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.

Permittee (x) <i>Glenna R Thomas</i>	Date <i>4-2-04</i>
--------------------------------------	--------------------

This permit is not valid until signed by a duly authorized representative of the Department.
 COLORADO DEPARTMENT OF TRANSPORTATION

By (x) <i>[Signature]</i>	Date (of issue) <i>April 2, 2004</i>	Title <i>Permit Access Manager</i>
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Copy Distribution: Required: 1.Region 2.Applicant 3.Staff Access Section
 Make copies as necessary for: Local Authority MTCE Patrol Inspector Traffic Engineer
 Previous editions are obsolete and may not be used
 CDOT Form #101 8/98

5 Permit

These are excerpts of the State Highway Access Code. These are provided for your convenience in compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from the issuing authority (local government) or the Colorado Department of Transportation. When this permit was issued, the issuing authority made its decision based in part on information available at the time, on the access category which is assigned to the highway, what alternative access to other highways is available, and safety and design standards. Changes in use or design not approved by the issuing authority may cause the revocation or suspension of the permit.

If the permittee or applicant objects to the denial of a permit application by the Department or objects to any conditions of a permit placed there by the Department, the applicant and permittee (appellant) have the right to appeal to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial of the permit for signature. Submit the request to the Transportation Commission of Colorado, 1000 Louisiana, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and any proposed revisions, or conditions that would be acceptable to the permittee or applicant.

If the permittee or applicant objects to an action by a local issuing authority, the appeal shall be filed with the local authority in accordance with the appeal procedures of the local authority.

If a request for administrative hearing, the appellant has the option of including within the appeal a request for the Department's internal administrative review committee pursuant to [Code] subsection 2.10. If a review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or until the Commission or the administrative law judge to withdraw the appeal. The two options, the internal administrative review committee, and the administrative hearing, may not run concurrently.

Written communications, meetings, administrative reviews or negotiations with the Department or the Transportation Commission regarding revisions or objections to the permit or a denial, if the permittee or applicant appeals the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

A permit is considered expired if the access is not under construction within one year of the permit issue date or the expiration of any authorized extension. When the permittee is unable to commence construction within one year of the permit issue date, the permittee may request a one year extension from the issuing authority. One year extensions may be granted under any circumstances. If the access is not under construction one year from the date of issue the permit will be considered expired. Any request for an extension must be submitted to the issuing authority before the permit expires. The request should state the reason an extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit). Extension approvals shall be in writing. The local issuing authority shall obtain the approval of the Department prior to the approval of an extension, and shall notify the Department of all denied requests. Any person wishing to reestablish an access permit that has expired may begin again with a new permit. An approved Notice to Proceed, automatically renews the access permit for the period of one year.

Work shall not begin until a Notice to Proceed is approved. (Code subsection 2.4)

The location of the access and its appurtenances as required by the terms and conditions of the permit shall be in accordance with the intent of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials within the highway right-of-way will be disposed of only as directed by the Department. All fencing, traffic control devices and other equipment and materials removed in the course of access construction shall be removed unless otherwise instructed by the permit or the Department inspector.

The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two weeks prior to the initiation of construction within state highway right-of-way. Construction of the access shall not proceed until the permit and the Notice to Proceed are issued. The access shall be completed in an expeditious manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A maximum extension of 30 working days may be requested from the individual or office specified on the permit.

The Department and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the terms and conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the permit, that conflict with concurrent highway construction or maintenance work, that endanger public health or cultural resources protected by law, or the health and safety of workers or the public.

5. Prior to using the access, the permittee is required to complete the construction according to the conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall constitute a violation of the permit. The Department or issuing authority may suspend or revoke the permit and close the access if the failure to comply with or complete the requirements of the permit create a highway safety hazard, such shall be sufficient cause for the suspension or revocation of the permit. If the permittee wishes to use the access prior to completion, arrangements must be made with the Department and included in the permit. The Department or issuing authority may require the use of the access pursuant to statutory and regulatory powers. Reconstruction of the access may be required when the permittee has failed to meet required specifications of design or construction element fails within two years due to improper construction or material specification: the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit access.

6. The permittee shall provide construction traffic control devices at all times during access construction in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to relocate, or repair a traffic control device or public or private utilities for the construction of a permit, the permittee shall be responsible for the cost of the relocation, removal or repair without cost to the Department or utility company. Any damage to the state highway right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee shall be responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the fence shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site. The permittee may require the contractor to notify the individual or office specified on the permit at least 48 hours prior to construction to allow the field inspector to inspect various aspects of construction such as concrete base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the highway and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal drainage plan.

11. By accepting the permit, the permittee agrees to save, indemnify, and hold harmless to the Department, the Department, its officers, and employees from suits, actions, claims of damages, or other legal actions brought because of injuries or damage sustained by any person resulting from the permittee's use of the access during the construction of the access.

CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of the permit shall apply to all assigns, successors-in-interest, heirs and occupants. If any significant changes are made to the use of the property which will affect access operation, traffic volume and/or vehicle type, the property owner shall contact the local issuing authority or the Department to determine if a new access permit is required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., applies. The Department or issuing authority may summarily suspend an access permit and immediately close the access when its continued use presents an immediate threat to public health, welfare or safety. Any suspension shall comply with article 4 of title 24, C.R.S.

MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or replacement of snow upon the access even though deposited on the access in the course of Department snow removal. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the drainage system. However, the permittee is responsible for the repair and replacement of any access within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders. In cases where the access installation has failed due to improper access construction and/or failure to meet required specifications in which case the permittee shall be responsible for such repair, such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

STATE HIGHWAY ACCESS PERMIT 304026

March 11, 2004

Located on Highway 006A near RP 23.255 Left
Issued to Glenna Thomas

TERMS AND CONDITIONS

1. This access is approved as constructed in accordance with Section 2.6(3) of the Access Code. This permit replaces any and all additional access permits that may be in existence. All other access to the property shall be removed.
2. This permitted access is only for the use and purpose stated in the Application and Permit. This Permit is issued in accordance with the State Highway Access Code (2 CCR 601-1), and is based in part upon the information submitted by the Permittee. Any subsequent relocation, reconstruction, or modifications to the access or changes in the traffic volume or traffic nature using the access shall be requested for by means of a new application. Any changes causing non-compliance with the Access Code may render this permit void, requiring a new permit.
3. The traffic limitations listed on the face of this permit shall be adhered to. The traffic volumes are listed in Design Hourly Volume (DHV) trips or Average Daily Trips (ADT) where entering the site and returning counts as two trips.
4. All culverts installed shall be a minimum of 18-inch in diameter and have protective end treatments. The permittee shall keep the culvert openings clear of debris and maintain the culvert in operating condition.

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT APPLICATION**

Issuing authority application acceptance date:

- Instructions:
- contact the Department of Transportation or your local government to determine your issuing authority.
 - contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
 - complete this form (some questions may not apply to you) and attach all necessary documents and submit it to the issuing authority. Submit an application for each access requested.
 - if you have any questions contact the issuing authority.
- Please print or type*

1) Property owner (Permittee) <i>Gleanna Thomas</i>		2) Applicant <i>Dale Housley</i>	
street address, city <i>1960 Hwy 6450</i>		street address, city <i>1929 Hwy 550</i>	
state & zip	phone # <i>858-9912</i>	state & zip <i>Dur. Co. 81303</i>	phone # <i>970-259-0746</i>

3) Address of property to be served by permit (if known)
Same

4) Legal description of property:

county <i>MESA</i>	subdivision <i>COWTOWN</i>	block	lot	section <i>3</i>	township <i>5E 4 22</i>	range <i>T 1N</i>	range <i>R 2W</i>
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5) What state highway are you requesting access from? _____

6) What side of the highway N S E W

7) How many feet is the proposed access from the nearest mile post? _____

How many feet is the proposed access from the nearest cross street? _____

_____ feet (circle: N S E W) from: _____

_____ feet (circle: N S E W) from: _____

8) Check here if you are requesting a

new access temporary access improvement to existing access change in access use removal of access

9) What is the approximate date you intend to begin construction?
MARCH - APRIL 2004

10) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest.

no yes, if yes - what are the permit number(s)?: _____ and/or, permit date: _____

11) Does the property owner own or have any interests in any adjacent property?

no yes, if yes - please describe: _____

12) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?

no yes, if yes - list them on your plans and indicate the proposed and existing access points.

13) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.

business	square footage	business	square footage
<i>FURNITURE STORE</i>	<i>3000 #</i>	<i>MINI STORAGE</i>	<i>15 ADT</i>
<i>3000 WARE HOUSE</i>	<i>6000 #</i>	<i>MISC. AGR. SALES</i>	<i>30 ADT</i>

14) If you are requesting agricultural field access - how many acres will the access serve? _____

15) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?

type	number of units	type	number of units
<i>1 RESIDENCE</i>			

16) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts. Indicate if your counts are

peak hour volumes or average daily volumes.

# of passenger cars and light trucks <i>40</i>	# of multi unit trucks	# of other vehicles
# of single unit vehicles in excess of 30 ft.	# of farm vehicles (field equipment)	Total count of all vehicles <i>40</i>

17) Check with the issuing authority to determine which of the following documents are required to complete the review of your application. (plans should be no larger than 24" x 36")

a) Highway and driveway plan profile. b) Drainage plan showing impact to the highway right-of-way. c) Map and letters detailing utility locations before and after development in and along the right-of-way. d) Subdivision, zoning, or development plan.	e) Property map indicating other access, bordering roads and streets. f) Proposed access design g) Parcel and ownership maps including easements. h) Signing and striping plans. i) Traffic control plan. j) Proof of liability insurance.
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If an access permit is issued to you it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

Applicants signature <i>Dale F. Housley</i>	Date <i>2-4-04</i>
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If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is authorized, the property owner will be listed as the permittee.

Property owner signature <i>X Gleanna R Thomas</i>	Date <i>2-13-04</i>
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**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT APPLICATION**

Issuing authority application acceptance date:

- 04-002
- Instructions:
- contact the Department of Transportation or your local government to determine your issuing authority.
 - contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
 - complete this form (some questions may not apply to you) and attach all necessary documents and submit it to the issuing authority. Submit an application for each access requested.
 - if you have any questions contact the issuing authority.
- Please print or type*

1) Property owner (Permittee) RIO WEST		2) Applicant DALE HOUSLEY	
street address, city 1960 HWY 6450		street address, city 1929 S. HWY 550	
state & zip CO.	phone # 795-3182	state & zip DURANGO, CO. 81303	phone # 970-259-0746

3) Address of property to be served by permit (if known)
SAME AS ABOVE

4) Legal description of property:

county MESA	subdivision COWTOWN	block	lot 3	section 5E122	township T1N	range R2W
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5) What state highway are you requesting access from?
6450

6) What side of the highway
 N S E W

7) How many feet is the proposed access from the nearest mile post? _____ feet (circle: N S E W) from: _____

How many feet is the proposed access from the nearest cross street? _____ feet (circle: N S E W) from: _____

8) Check here if you are requesting a

new access temporary access improvement to existing access change in access use removal of access

9) What is the approximate date you intend to begin construction?
MARCH - APRIL 2004

10) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest.
 no yes, if yes - what are the permit number(s)?: _____ and/or, permit date: _____

11) Does the property owner own or have any interests in any adjacent property?
 no yes, if yes - please describe: _____

12) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?
 no yes, if yes - list them on your plans and indicate the proposed and existing access points.

13) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.

business	square footage	business	square footage
FURNITURE/RETAIL	3000		

14) If you are requesting agricultural field access - how many acres will the access serve? _____

15) If you are requesting residential development access, what is the type (single family, apartment, townhouse), and number of units.

type	number of units	type	number of units

16) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts. Indicate if your counts are

peak hour volumes or average daily volumes.

# of passenger cars and light trucks 40	# of multi unit trucks	# of other vehicles
# of single unit vehicles in excess of 30 ft.	# of farm vehicles (field equipment)	Total count of all vehicles 40

17) Check with the issuing authority to determine which of the following documents are required to complete the review of your application. (plans should be no larger than 24" x 36")

<ul style="list-style-type: none"> a) Highway and driveway plan profile. b) Drainage plan showing impact to the highway right-of-way. c) Map and letters detailing utility locations before and after development in and along the right-of-way. d) Subdivision, zoning, or development plan. 	<ul style="list-style-type: none"> e) Property map indicating other access, bordering roads and streets. f) Proposed access design g) Parcel and ownership maps including easements. h) Signing and striping plans. i) Traffic control plan. j) Proof of liability insurance.
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If an access permit is issued to you it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

Applicants signature <i>Dale Housley</i>	Date 1-15-04
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If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is authorized, the property owner will be listed as the permittee.

Property owner signature <i>Glenna R. Thomas</i>	Date 1-15-04
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REPLAT OF COW TOWN SUBDIVISION PHASE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

Book 1958 PAGE 72

That the undersigned, LANNY D. THOMAS AND GLENNA R. THOMAS are the owners of that real property situated in the County of Mesa, State of Colorado, and is described in Book 1558 at Pages 390 & 391 and Book 1865 at Pages 13 thru 16, and COW TOWN SUBDIVISION PHASE ONE as recorded in Plat Book 13 at Pages 118 and 119, reception No. 1315696 of the Mesa County Clerk and Recorder's Office, and being situated in the NW1/4 NE1/4 Section 27, Township 1 North, Range 2 West, of the Ute Principal and the SW1/4 SE1/4 Section 22, Township 1 North, Range 2 West Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being additionally described as follows:

Beginning at the N1/4 Corner of Section 27, Township 1 North, Range 2 West, Ute Meridian, and considering the West line of Lot 1 COW TOWN SUBDIVISION PHASE 1 to bear S08°41'00"W and all bearings contained herein to be relative thereto; thence N00°40'00"E 125.00 feet along the West line of the SW1/4 SE1/4 Sec. 22 to the South right-of-way line for the INDEPENDENT RANCHMENS DITCH; thence S73°18'49"E 1023.24 feet along the South right-of-way line for the INDEPENDENT RANCHMENS DITCH to the NW corner of Lot 1 COW TOWN SUBDIVISION PHASE ONE; thence S73°18'49"E 354.14 feet; thence S00°24'25"W 351.18 feet to the SE corner of COW TOWN SUBDIVISION PHASE ONE; thence S00°24'25"W 527.71 feet to the Northerly right-of-way line for U.S. Highway 6 & 50, also being the SE corner of that parcel of land described in Book 1558 at Page 391 of the Mesa County Clerk and Recorder's Office; thence N56°24'00"W 339.77 feet along the Northerly right-of-way line for U.S. Highway 6 & 50; thence N56°24'00"W 186.42 feet along the Northerly right-of-way line for U.S. Highway 6 & 50 to the SW corner of COW TOWN SUBDIVISION PHASE ONE; thence N56°24'00"W 1055.93 feet to the West line of the NW1/4 NE1/4 Section 27 T1N, R2W, U.M.; thence N00°40'00"E 273.86 feet to the Point of Beginning, containing 19.42 Acres as described.

That said owners have caused the said real property to be laid out and surveyed as REPLAT OF COW TOWN SUBDIVISION PHASE 1, a subdivision of a part of, Mesa County, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the City of Fruita or the County of Mesa.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 26th day of July A.D., 1995.

Lanny D. Thomas
LANNY D. THOMAS

Glenna R. Thomas
GLENNA R. THOMAS

STATE OF COLORADO)
COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 26th day of July A.D., 1995 by LANNY D. THOMAS and GLENNA R. THOMAS.

3-29-99
My commission expires:



Margaret Stehman
Notary Public
Address 104 W. McCune, Fruita Co 81521

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 12:20 o'clock P M. this 14th day of AUGUST A.D., 1995 and is duly recorded in Plat Book No. 14, Page 313 DEWEER 8844
Monte Jell Clerk & Recorder
Casey Duke Deputy Clerk
RECEIVED * 1726267
FEB: \$10.00 1/2% surcharge

CITY BOARD OF TRUSTEES CERTIFICATE

Approved this 26 day of July A.D., 1995 by the Planning Commission of the City of Fruita.

Bennie W. Schmidt Chairman
Clayton Brown Chairman

CITY COUNCIL BOARD OF TRUSTEES CERTIFICATE

Approved this 26 day of JULY A.D., 1995 by the Board of Trustees of the Town of Fruita.

Daniel L. Wilkie Mayor
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of REPLAT OF COW TOWN SUBDIVISION PHASE 1, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

6/22/95
Date



REPLAT OF COW TOWN SUBDIVISION PHASE 1

FINAL PLAT

SITUATED IN THE NE1/4 SEC. 27, & THE SE1/4 SEC. 22, T1N, R2W, U.M.

FOR: THOMAS		Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7588	SURVEYED BY: SB DS
SCALE: 1" = 100' FT		DATE: 6/8/95	DRAWN BY: MEM
			ACAD ID: THOMAS
			SHEET NO.
			FILE: 95038.2

ENCUMBRANCER'S RATIFICATION AND APPROVAL

The undersigned financial institution holds a first deed of trust on the herein described real property, and hereby ratifies and approves this plat of REPLAT OF COW TOWN SUBDIVISION PHASE 1.

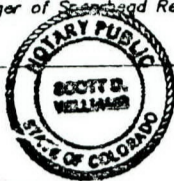
S. EARHEAD RESOURCES LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: GLENN A. MCCLELLAND, manager

STATE OF COLORADO)
 COUNTY OF MESA) S.S.

The foregoing Encumbrancer's Ratification and Approval was acknowledged before me this 1st day of August A.D., 1992, by Glenn A. McClelland, manager of S. Earhead Resources LLC, a Colorado Limited Liability Company.

Scott D. Williams
 My commission expires: 1/13/99



- LEGEND & NOT
- FOUND SURVEY OTHERS NO. 5
 - SET NO. 5 RE-
 - ◆ FOUND MESA

Bk 2002 Pg 609

P.O.B
 N1/4 CORNER
 SECTION 27
 T1N, R2W, U.M.

Existing pavement

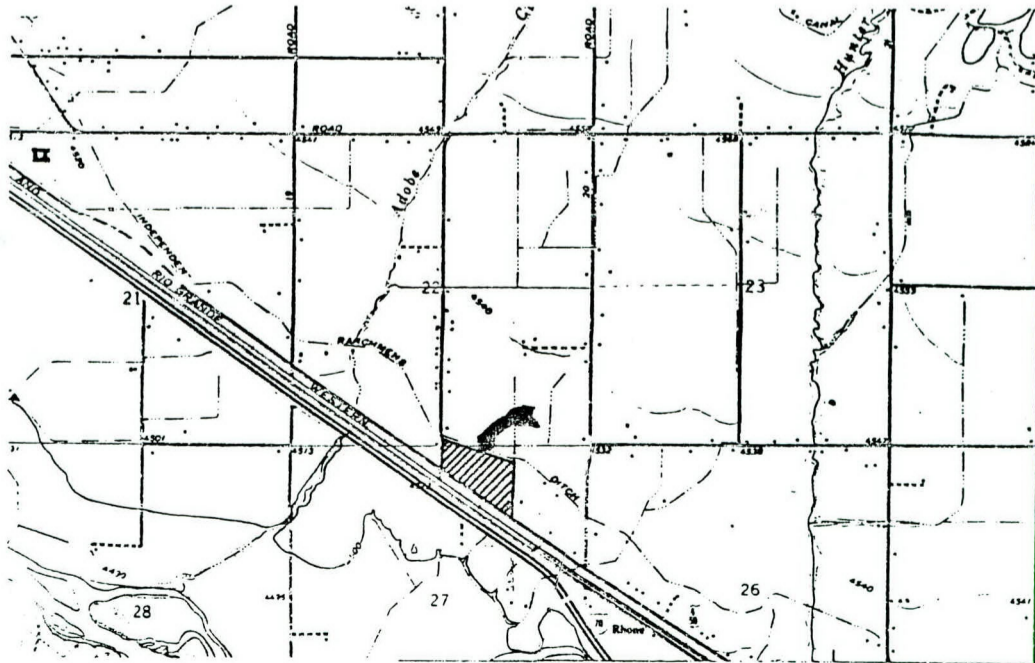
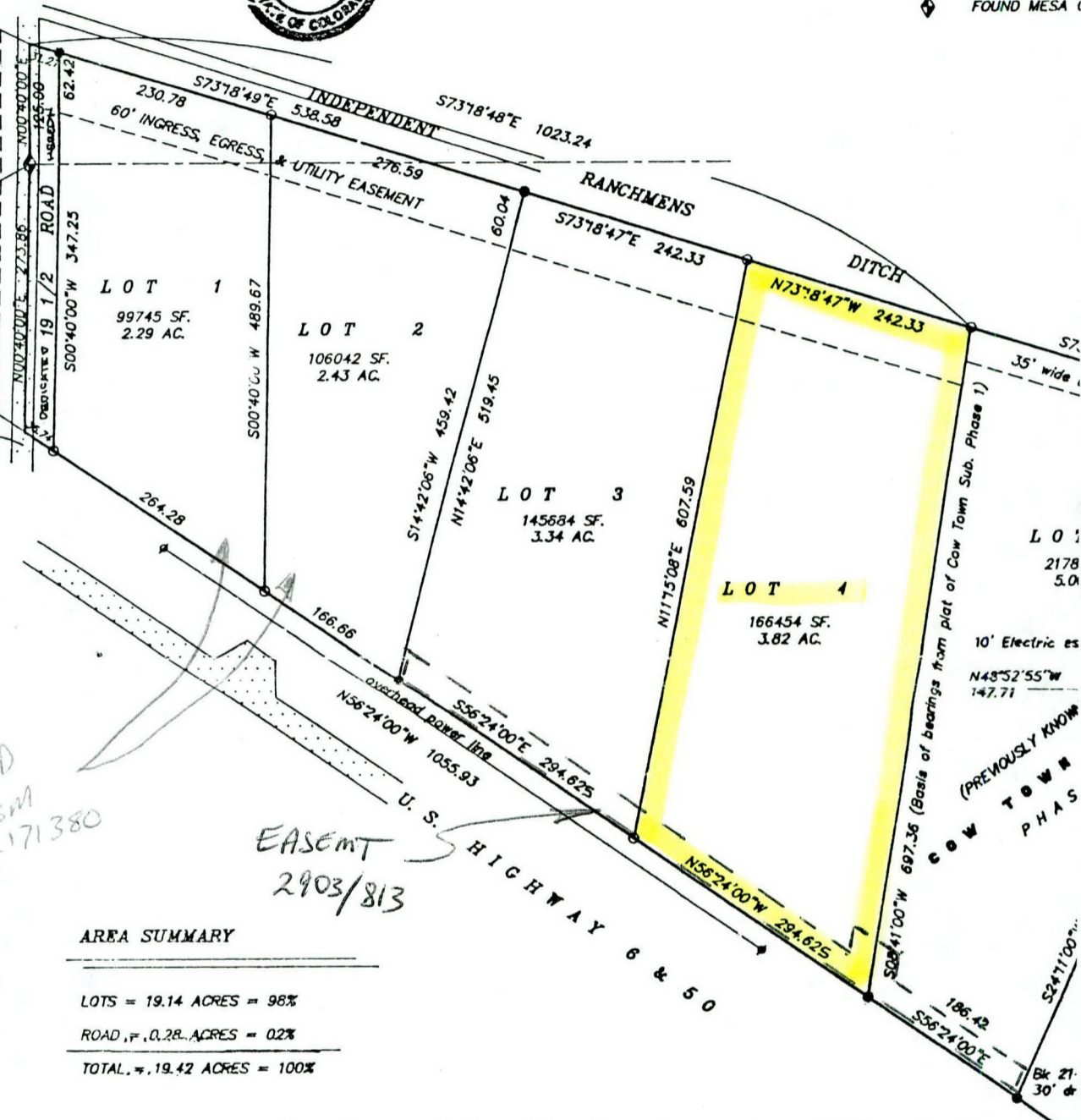


AD
 ESM
 2171380

EASEMT
 2903/813

AREA SUMMARY

LOTS = 19.14 ACRES = 98%
 ROAD = 0.28 ACRES = 02%
 TOTAL = 19.42 ACRES = 100%



VICINITY MAP
 SCALE: 1"IN = 2000'FT